



BROUGHAM FIELDS

CARLETON, PENRITH, CA11 8RU



***STRONG.
BEAUTIFUL.***

AS A BUSINESS, WE GO TO GREAT LENGTHS TO CRAFT BEAUTIFUL, WELL-BUILT HOMES.

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

SOLIDLY-BUILT WITH QUALITY MATERIALS.

Premium specification.
Added strength and character.

BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS.

Pride in our homes.
Pride in our workforce.

WE'LL GIVE YOU MORE SPACE INSIDE & OUT.

Well-proportioned living areas.
Set back off the road.

DESIGNED FOR LIFE.

Unique modern features.
Effortlessly flowing spaces.

*WELCOME TO
BROUGHAM
FIELDS.*



*A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5-BEDROOM HOMES, IN
CARLETON, PENRITH. FINISHED TO A PREMIUM SPECIFICATION, OUR
HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM
OF THE AREA AND CREATING THE BEAUTIFUL STREET SCENES FOR
WHICH STORY HOMES IS RENOWNED.*

*WE BUILD
IN ENVIABLE
LOCATIONS
THAT DEMAND
HOMES TO
MATCH.*



*AN ENVIABLE
LOCATION TO
CALL HOME*

*BEAUTIFUL VIEWS OF THE LAKE DISTRICT. HISTORICAL
SUBURB OF PENRITH. CARLETON REALLY DOES HAVE IT
ALL.*

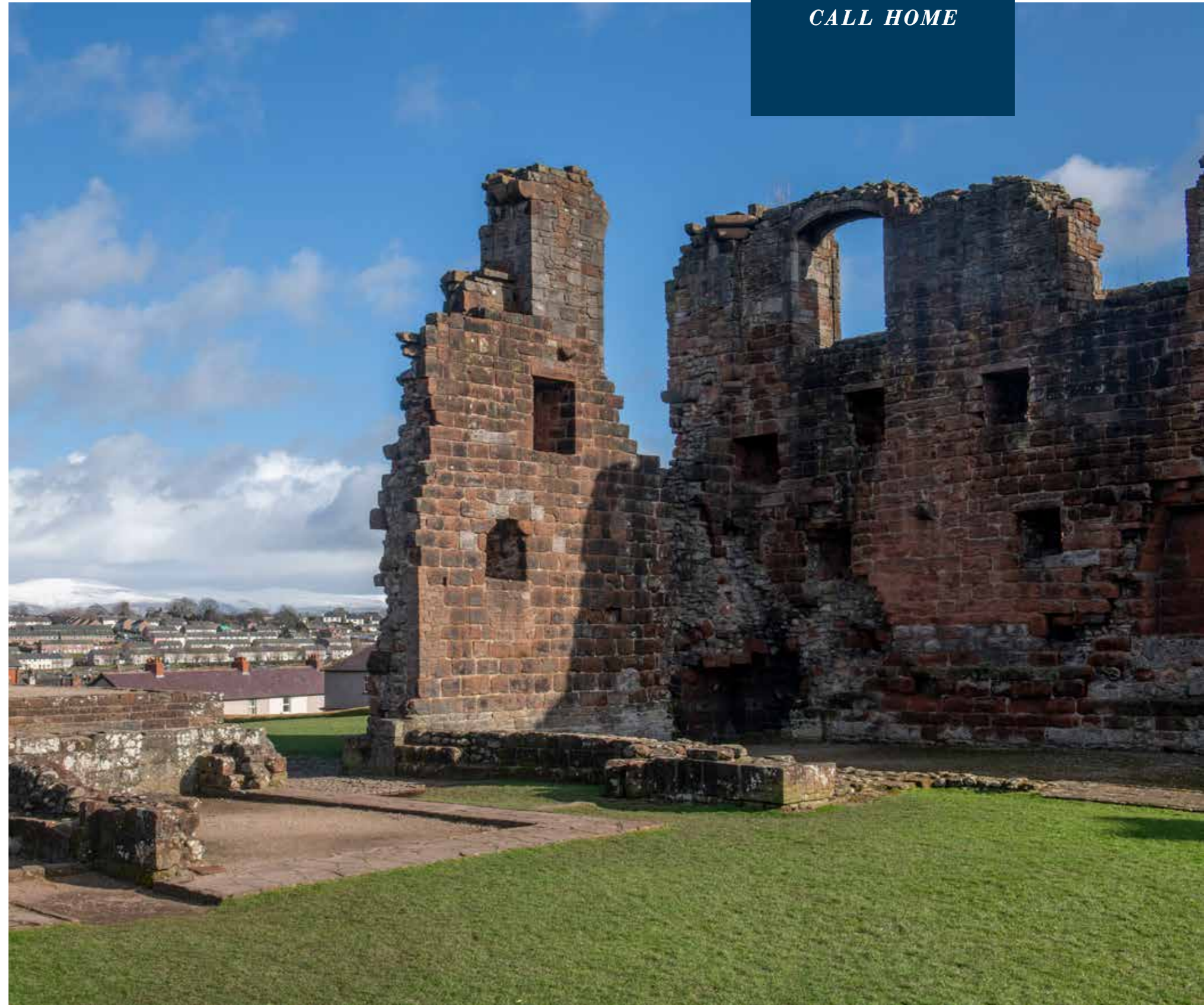
Brougham Fields is located in Carleton, a suburb of the market town of Penrith. The development is surrounded by the beautiful scenery of the Lake District and Eden Valley but also has excellent transport links; Brougham Fields is close to the A66 which links to the M6 motorway, and Penrith train station is just a short drive away.

For lovers of the outdoors, the River Eamont is close by, offering picturesque walks that lead to historic Brougham Castle. Residents will

also benefit from numerous local amenities within walking distance of the development including a local pub, The Cross Keys Inn.

There is a wider offering of restaurants, bars and pubs close by in the centre of Penrith, including The Lounge, Four and Twenty and Salsa Mexican Bistro, as well as a Sainsbury's and Morrisons supermarket, which are a just short drive away from the development.

All journey times are approximate.



**STRONG
IN BUILD.
STRONG IN
CHARACTER.**



Image shown is for illustrative purposes only.

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also French or bi-fold doors that are included as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO2 emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom detached new build property.* Energy saving features could include:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at Brougham Fields is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

		THE SPENCER	THE ASHFORD	THE PEARSON	THE EMMERSON	THE SANDERSON	THE WILSON	THE HEWSON	THE MILFORD	THE CRANFORD
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone & / or brick features to front elevations	■	■	■	■	■	■	■	■
	French doors	White French doors	■	■	■	-	-	-	■	-
	Bi-fold doors	White bi-fold doors	-	-	-	■	■	■	-	■
	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)	■	■	■	■	■	■	■	■
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system	-	-	■	-	■	■	■	-
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle	■	■	■	■	■	■	■	■
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting	■	■	■	■	■	■	■	■
	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish	■	■	■	■	■	■	■	■
	Ceilings	White matt emulsion to all ceilings	■	■	■	■	■	■	■	■
	Walls	Jasmine white matt emulsion to all walls	■	■	■	■	■	■	■	■
KITCHEN AND APPLIANCES	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths	■	■	■	■	■	■	■	■
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths	▲	▲	▲	▲	▲	▲	▲	▲
		Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths	▲	▲	▲	▲	▲	▲	▲	▲
	Work surfaces and upstand	38mm laminate worktops	■	■	■	■	■	■	■	■
		100mm upstand to match worktop choice	■	■	■	■	■	■	■	■
	Hob splashback	Glass splashback behind hob in grey	■	■	■	■	■	■	■	■
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design	■	■	■	■	■	■	■	■
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)	■	■	■	■	■	■	■	■
	Oven	AEG single oven	■	-	-	-	-	-	-	-
		Dual AEG single ovens – stacked in tall housing unit	-	■	■	■	-	■	-	-
Dual AEG single ovens – side by side		-	-	-	-	■	-	■	■	
Hob	AEG 60cm induction hob	■	■	■	■	■	■	■	■	
	Cooker hood	90cm chimney hood	■	■	■	■	■	-	■	
	90cm island extractor hood	-	-	-	-	-	■	-	■	
Integrated dishwasher	AEG integrated dishwasher	■	■	■	■	■	■	■	■	
Integrated fridge/freezer	AEG integrated 50/50 fridge freezer	■	■	■	■	■	■	■	■	
Integrated washing machine	Electrolux integrated washing machine	▲	▲	▲	▲	▲	▲	■	■	

*A number of our Fraser house types are affordable homes, as well as open market, the specification for an affordable home differs from an open market home. Please speak to our Sales Executive for further details on the affordable housing specification. Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design.

■ Available as standard
▲ Available as an upgrade
- Not available

**WE KNOW THE DIFFERENCE
IS IN THE DETAIL. ON EVERY LEVEL.**

		THE SPENCER	THE ASHFORD	THE PEARSON	THE EMMERSON	THE SANDERSON	THE WILSON	THE HEWSON	THE MILFORD	THE CRANFORD
BATHROOM AND SANITARYWARE	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	■	■	■	■	■	■	■	■
	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	■	■
	Showering cubicle to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	■	■	■	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■
	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■
	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■
HEATING	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	■	-	-	-
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	-	■	■	■
		Single zone central heating system	■	■	-	-	-	-	-	-
		Dual zone central heating system	-	-	■	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom and en-suite	■	■	■	■	■	■	■	■
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■
		USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	-	■	■	■	■
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	■	■	■	■	■	■	■	■
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■

		THE SPENCER	THE ASHFORD	THE PEARSON	THE EMMERSON	THE SANDERSON	THE WILSON	THE HEWSON	THE MILFORD	THE CRANFORD
EXTERNAL WORKS	Fencing and gates	Open boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■
	Garden	Turf to front, side and rear garden	■	■	■	■	■	■	■	■
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly	■	■	■	■	■	■	■	■
	Garages	Power and light to all integral and detached garages	-	■	■	-	■	■	■	■
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	-	■	■	-	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■
	Burglar alarm	Mains wired burglar alarm	▲	▲	■	▲	■	■	■	■
	External lights	Black coach lamp	■	■	■	■	■	■	■	■










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■ Available as standard
▲ Available as an upgrade
- Not available

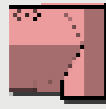
**OUR HOMES AT
BROUGHAM
FIELDS**

**FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.**

- | | | | | | |
|---|--|---|---|---|---|
|  | THE CRANFORD
5-bedroom detached house
<i>Integral double garage</i> |  | THE SANDERSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE SPENCER
3-bedroom semi-detached house
<i>Driveway parking</i> |
|  | THE MILFORD
5-bedroom detached house
<i>Integral large garage</i> |  | THE EMMERSON
4-bedroom semi-detached townhouse
<i>Driveway parking</i> | AFFORDABLE HOMES | |
|  | THE HEWSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE PEARSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE HARPER
3-bedroom semi-detached or terraced house
<i>Driveway parking</i> |
|  | THE WILSON
4-bedroom detached house
<i>Detached single garage</i> |  | THE ASHFORD
3-bedroom detached house
<i>Integral single garage</i> |  | THE BAILEY
2-bedroom semi-detached or terraced house
<i>Driveway parking</i> |



Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



THE CRANFORD

5-bedroom detached house with integral double garage
Total floor area: 1932 sq ft



GROUND FLOOR

Lounge:	3675 x 5296	[12'-1" x 17'-5"]
Kitchen/dining/family:	6980 x 5200	[22'-11" x 17'-1"]
Study:	2593 x 2321	[8'-6" x 7'-7"]



FIRST FLOOR

Master bedroom:	4393 x 5708	[14'-5" x 18'-9"]
Bedroom 2:	4324 x 2823	[14'-2" x 9'-3"]
Bedroom 3:	2740 x 4508	[9'-0" x 14'-10"]
Bedroom 4:	2662 x 2840	[8'-9" x 9'-4"]
Bedroom 5:	2304 x 3890	[7'-7" x 12'-9"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

THE MILFORD

5-bedroom detached house with integral large garage
Total floor area: 1820 sq ft



GROUND FLOOR

Lounge:	4688 x 3965	[15'-5" x 13'-0"]
Kitchen/family area:	5292 x 5877	[17'-5" x 19'-4"]
Dining:	2915 x 3136	[9'-7" x 10'-4"]



FIRST FLOOR

Master bedroom:	4001 x 4378	[13'-2" x 14'-4"]
Bedroom 2:	2883 x 4071	[9'-6" x 13'-4"]
Bedroom 3:	4380 x 3401	[14'-5" x 11'-2"]
Bedroom 4:	2895 x 3989	[9'-6" x 13'-1"]
Bedroom 5:	2875 x 2831	[9'-5" x 9'-4"]

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THE HEWSON

4-bedroom detached house with integral single garage

Total floor area: 1561 sq ft



GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3037 x 3296	[10'-0" x 10'-10"]



FIRST FLOOR

Master bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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THE WILSON

4-bedroom detached house with detached single garage

Total floor area: 1425 sq ft



GROUND FLOOR

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3230	[10'-6" x 10'-7"]
Dining/family area:	6063 x 3300	[19'-11" x 10'-10"]



FIRST FLOOR

Master bedroom:	3896 x 3605	[12'-10" x 11'-10"]
Bedroom 2:	3237 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3795 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]

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THE SANDERSON

4-bedroom detached house with integral single garage
Total floor area: 1412 sq ft



GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3833	[10'-9" x 12'-7"]
Dining/family area:	4389 x 3050	[14'-5" x 10'-0"]



FIRST FLOOR

Master bedroom:	3492 x 4591	[11'-6" x 15'-1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" x 9'-11"]

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THE EMMERSON

4-bedroom semi-detached townhouse with driveway parking
Total floor area: 1292 sq ft



GROUND FLOOR

Lounge/dining:	4775 x 5242	[15'-8" x 17'-3"]
Kitchen/breakfast:	2550 x 5413	[8'-4" x 17'-9"]

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FIRST FLOOR

Bedroom 2:	2625 x 4086	[8'-7" x 13'-5"]
Bedroom 3:	2625 x 3819	[8'-7" x 12'-6"]
Bedroom 4:	2062 x 3166	[6'-9" x 10'-5"]



SECOND FLOOR

Master bedroom:	3562 x 7118	[11'-8" x 23'-4"]
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THE PEARSON

4-bedroom detached house with integral single garage
Total floor area: 1158 sq ft



GROUND FLOOR

Lounge: 3474 x 4264 [11'-5" x 14'-0"]
Kitchen/dining: 5338 x 3691 [17'-6" x 12'-1"]



FIRST FLOOR

Master bedroom: 3474 x 4241 [11'-5" x 13'-11"]
Bedroom 2: 2548 x 3776 [8'-4" x 12'-5"]
Bedroom 3: 2585 x 3776 [8'-6" x 12'-5"]
Bedroom 4: 2767 x 4241 [9'-1" x 13'-11"]

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THE ASHFORD

3-bedroom detached house with integral single garage
Total floor area: 1052 sq ft



GROUND FLOOR

Lounge: 3067 x 4726 [10'-1" x 15'-6"]
Kitchen/dining: 4055 x 3679 [13'-4" x 12'-1"]



FIRST FLOOR

Master bedroom: 3067 x 5445 [10'-1" x 17'-11"]
Bedroom 2: 2653 x 3641 [8'-9" x 11'-11"]
Bedroom 3: 2837 x 3476 [9'-4" x 11'-5"]

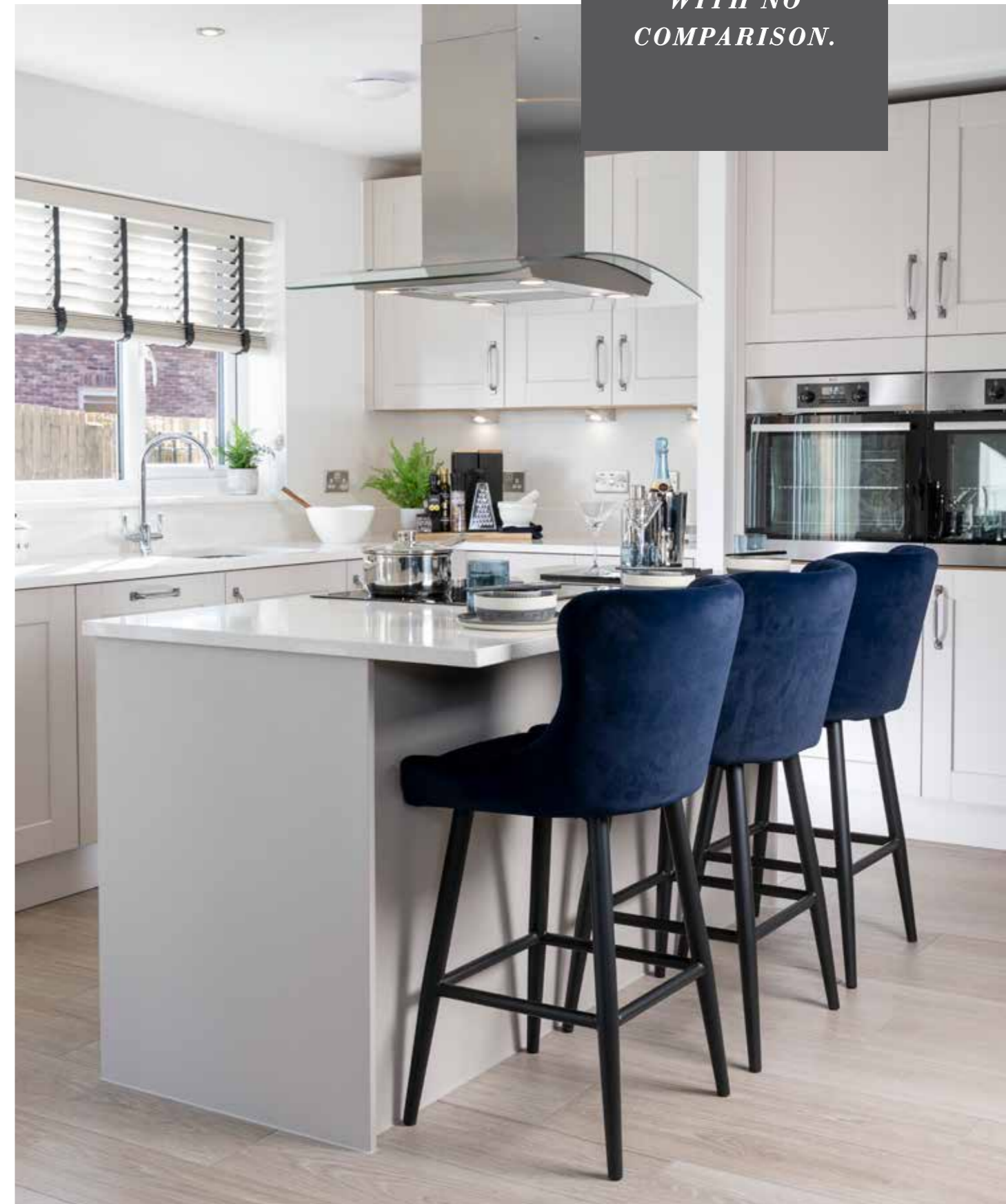
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THE SPENCER

3-bedroom semi-detached house with driveway parking
Total floor area: 960 sq ft



**BUILD QUALITY
WITH NO
COMPARISON.**



GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" x 18'-0"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 2762	[8'-10" x 9'-1"]

FIRST FLOOR

Master bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2245	[7'-10" x 7'-4"]

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STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST, NORTH EAST AND SOUTHERN SCOTLAND.

*FOUNDED
IN 1987.*



As a privately-owned business, our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right' and our exceptional quality and attention to detail runs through everything we do.

Fred Story



*PRIDE IN
EVERYTHING
WE DO.*

***WE ARE PASSIONATE ABOUT BUILDING HOMES
THAT WE ARE PROUD TO PUT OUR NAME TO.***

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.

Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

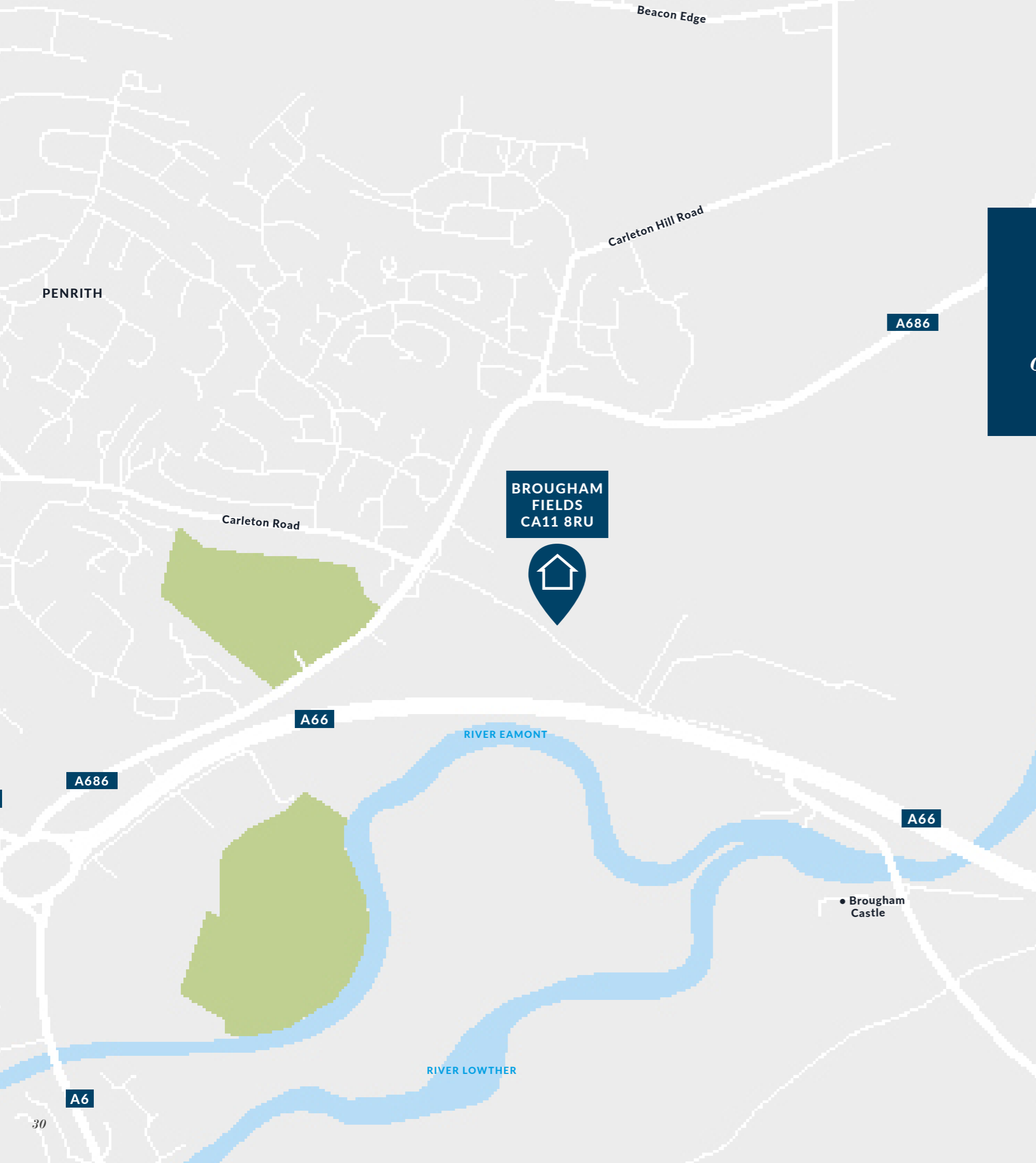
Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers. Find out more at www.consumercodeforhomebuilders.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk








**PUTTING
BROUGHAM
FIELDS
ON THE MAP.**

**BROUGHAM
FIELDS
CA11 8RU**



*STAYING CLOSE BY, OR EXPLORING FURTHER.
YOU CAN EASILY EXPERIENCE EVERYTHING
THE AREA HAS TO OFFER.*

ATTRACTIONS		SCHOOLS		TRAVEL	
Penrith RUFC	0.4 miles	Hunter Hall School and Pre-school	0.3 miles	A686	0.3 miles
Carletonhall Park	0.7 miles	Beaconside Primary School	1.2 miles	A66	0.9 miles
Kings Arthur's Round Table	1.3 miles	Ullswater Community College	1.6 miles	A592	1.1 miles
Penrith Castle	1.3 miles	Queen Elizabeth Grammar School	1.3 miles	Penrith	1.4 miles
Penrith Beacon	2.1 miles			Keswick	17.8 miles
Brougham Castle	2.4 miles			Carlisle	20.5 miles
Rheged Centre	2.7 miles			Penrith	29.7 miles

DIRECTIONS

Travelling north on the M6 (M) – exit the M6 at junction 40, take the A66 exit to Penrith/ Workington/Brough, at the Skirsgill Interchange, take the 4th exit onto the A66, at Kemplay Bank Roundabout, take the 2nd exit onto Carleton Avenue/A686, once you reach Carleton Road turn right, follow Carleton Road until you reach your destination on the left.

Travelling south on the M6 (M) – exit the M6 at junction 40 (Penrith), take the A66 exit to Penrith/Keswick/Brough at the Skirsgill Interchange, take the 2nd exit onto the A66, at Kemplay Bank Roundabout, take the 2nd exit onto Carleton Avenue/A686, once you reach Carleton Road turn right, follow Carleton Road until you reach your destination on the left.

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BROUGHAM FIELDS

CARLETON, PENRITH, CA11 8RU

01768 758531

BroughamFields@storyhomes.co.uk

STORYHOMES.CO.UK



STRONG • BEAUTIFUL