

Beaumont Grange

Beaumont Hill,
Darlington, DL1 3NG





Welcome to Beaumont Grange.

We go to great lengths to craft beautiful, well-built homes that are anything but standard.

Built with modern living in mind, think spacious, open plan living areas that offer the flexibility to live your way. All finished with the highest attention to detail and a specification that includes more than you'd expect.

Our expertly crafted, eye-catching exteriors are a cut above the rest, with generous gardens and details that make your home feel unique.

Discover your forever home at Beaumont Grange, Beaumont Hill, Darlington.

Homes that are
built to last,
with a high
specification.



“When designing our house types we want to create spaces that appeal to modern families. Open plan, flexible layouts with space for the whole family to live comfortably. That’s exactly what we have created with the Story Collection, and we couldn’t be more proud.”

Andrew Hewson, Head of Design

Step inside a Story home and you will find a high specification, with more included than you might think. Here are just a few of our favourite features...



Designer kitchens with bi-fold or French doors



Open plan flexible living



Porcelanosa bathroom tiles



High-quality materials



Larger gardens and paved patio areas



Beautiful street scenes

Our homes at Beaumont Grange.

Our homes feature attractive exteriors, adding to the charm of the area and creating the beautiful street scenes for which Story Homes is renowned.



The Charlton

5-bedroom detached house


Integral large garage



The Hewson

4-bedroom detached house


Integral single garage



The Dawson

4-bedroom semi-detached townhouse

Driveway parking



The Mayford

3-bedroom semi-detached house

Driveway parking

Affordable homes



The Fulford

3-bedroom semi-detached or terraced house


Driveway parking



The Wilson

4-bedroom detached house


Detached single garage



The Branford

2-bedroom semi-detached or terraced house

Driveway parking



The Butler

3-bedroom detached house


Integral single garage



The Robinson

4-bedroom detached house


Detached single garage



The Sanderson

4-bedroom detached house

Integral single garage



The Masterton

5-bedroom detached house

Integral double garage



The Lawson

4-bedroom detached house

Integral single garage



Images shown are for illustrative purposes only. Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed and does not constitute a contract, part of a contract or warranty. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely on. Any information that is available regarding future development or phases will be provided by our Sales Executive in advance of reservation.

The Charlton

5-bedroom detached house with integral large garage
Total floor area: 176 sq m (1890 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Masterton

5-bedroom detached house with integral double garage
Total floor area: 166 sq m (1787 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.



Ground floor

Lounge:	3675 x 5466	[12'-1" x 17'-11"]
Kitchen:	3700 x 3580	[12'-2" x 11'-9"]
Family/dining:	3576 x 5405	[11'-9" x 17'-9"]
Study:	2553 x 2464	[8'-5" x 8'-1"]



First floor

Main bedroom:	4353 x 4920	[14'-3" x 16'-2"]
Bedroom 2:	4375 x 2793	[14'-4" x 9'-2"]
Bedroom 3:	2495 x 4527	[8'-2" x 14'-10"]
Bedroom 4:	2549 x 3870	[8'-4" x 12'-8"]
Bedroom 5:	2781 x 3450	[9'-2" x 11'-4"]



Ground floor

Lounge:	4912 x 3942	[16'-2" x 12'-11"]
Kitchen/family:	5028 x 4682	[16'-6" x 15'-4"]
Dining:	2845 x 3186	[9'-4" x 10'-6"]



First floor

Main bedroom:	3491 x 5315	[11'-6" x 17'-5"]
Bedroom 2:	2893 x 4249	[9'-6" x 13'-11"]
Bedroom 3:	5027 x 3568	[16'-6" x 11'-9"]
Bedroom 4:	3118 x 2887	[10'-3" x 9'-6"]
Bedroom 5:	2601 x 2887	[8'-6" x 9'-6"]

The Lawson

4-bedroom detached house with integral single garage
Total floor area: 152 sq m (1633 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Hewson

4-bedroom detached house with integral single garage
Total floor area: 145 sq m (1556 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.



Ground floor

Lounge:	3565 x 5111	[11'-8" x 16'-9"]
Kitchen:	3715 x 3592	[12'-2" x 11'-10"]
Dining:	3720 x 2932	[12'-3" x 9'-8"]
Family:	3720 x 2404	[12'-3" x 7'-11"]



First floor

Main bedroom:	4055 x 5732	[13'-4" x 18'-10"]
Bedroom 2:	3841 x 3092	[12'-7" x 10'-2"]
Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
Bedroom 4:	2792 x 3360	[9'-2" x 11'-0"]



Ground floor

Lounge:	3340 x 4355	[11'-0" x 14'-4"]
Kitchen:	3130 x 3276	[10'-3" x 10'-9"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family:	2792 x 3500	[9'-2" x 11'-6"]



First floor

Main bedroom:	4412 x 5595	[14'-6" x 18'-4"]
Bedroom 2:	3337 x 3825	[10'-11" x 12'-7"]
Bedroom 3:	3789 x 2780	[12'-5" x 9'-2"]
Bedroom 4:	2889 x 3725	[9'-6" x 12'-3"]

The Robinson

4-bedroom detached house with detached single garage
Total floor area: 141 sq m (1520 sq.ft.)



Ground floor

Lounge:	3338 x 4180	[10'-11" x 13'-9"]
Kitchen/dining:	4803 x 4297	[15'-9" x 14'-1"]
Family:	3600 x 3285	[11'-10" x 10'-9"]
Study:	2867 x 3030	[9'-5" x 9'-11"]



First floor

Main bedroom:	3839 x 4638	[12'-7" x 15'-3"]
Bedroom 2:	3400 x 3963	[11'-2" x 13'-0"]
Bedroom 3:	2747 x 3564	[9'-0" x 11'-8"]
Bedroom 4:	2586 x 3564	[8'-6" x 11'-8"]

CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Sanderson

4-bedroom detached house with integral single garage
Total floor area: 133 sq m (1433 sq.ft.)



Ground floor

Lounge:	3565 x 4489	[11'-8" x 14'-9"]
Kitchen:	3228 x 3961	[10'-7" x 13'-0"]
Dining/family:	4500 x 3041	[14'-9" x 10'-0"]



First floor

Main bedroom:	3565 x 4551	[11'-8" x 14'-11"]
Bedroom 2:	2679 x 4428	[8'-10" x 14'-6"]
Bedroom 3:	2792 x 3886	[9'-2" x 12'-9"]
Bedroom 4:	2638 x 3294	[8'-8" x 10'-10"]

CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Dawson

4-bedroom semi-detached townhouse with driveway parking
Total floor area: 131 sq m (1413 sq.ft.)



Ground floor

Lounge: 3028 x 5811 [9'-11" x 19'-1"]
Kitchen/dining/family: 5208 x 4804 [17'-1" x 15'-9"]



First floor

Bedroom 2: 3000 x 4009 [9'-10" x 13'-2"]
Bedroom 3: 2470 x 3968 [8'-1" x 13'-0"]
Bedroom 4: 2650 x 2841 [8'-8" x 9'-4"]



Second floor

Main bedroom: 4054 x 7442 [13'-4" x 24'-5"]

CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Wilson

4-bedroom detached house with detached single garage
Total floor area: 131 sq m (1411 sq.ft.)



Ground floor

Lounge: 3673 x 4972 [12'-1" x 16'-4"]
Kitchen: 3180 x 3400 [10'-5" x 11'-2"]
Family/dining: 6042 x 3090 [19'-10" x 10'-2"]



First floor

Main bedroom: 3866 x 3585 [12'-8" x 11'-9"]
Bedroom 2: 3223 x 3585 [10'-7" x 11'-9"]
Bedroom 3: 3780 x 2817 [12'-5" x 9'-3"]
Bedroom 4: 3172 x 2817 [10'-5" x 9'-3"]

CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Butler

3-bedroom detached house with integral single garage
Total floor area: 99 sq m (1060 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Mayford

3-bedroom semi-detached house with driveway parking
Total floor area: 100 sq m (1079 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.



Ground floor

Lounge:	3139 x 4706	[10'-4" x 15'-5"]
Kitchen/dining:	4128 x 3659	[13'-7" x 12'-0"]



First floor

Main bedroom:	3139 x 5479	[10'-4" x 18'-0"]
Bedroom 2:	2938 x 3820	[9'-8" x 12'-6"]
Bedroom 3:	2837 x 3257	[9'-4" x 10'-8"]



Ground floor

Lounge:	3169 x 4603	[10'-5" x 15'-1"]
Kitchen/dining/family:	5208 x 4166	[17'-1" x 13'-8"]



First floor

Main bedroom:	4104 x 3486	[13'-6" x 11'-5"]
Bedroom 2:	2755 x 4464	[9'-1" x 14'-8"]
Bedroom 3:	2364 x 3183	[7'-9" x 10'-5"]

Homes that are built to last, with a high specification.



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. Plus with media plates and a centrally located router, our homes are made with modern living in mind. French or bi-fold doors also come 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.

It's not only our high 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, using less energy and producing significantly lower CO 2 emissions, meaning lower running costs.

Energy saving features could include:

- High levels of thermal efficiency
- Dual flush toilets
- 100% energy efficient lighting

Each home at Beaumont Grange 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.

		The Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Dawson	The Wilson	The Butler	The Mayford
Doors, joinery and finishes	Cast stone/features	■	■	■	■	■	■	■	■	■	■
	Bi-fold/French doors	-	-	-	■	-	-	-	-	■	■
		■	■	■	-	■	■	■	■	-	-
	External doors - front	■	■	■	■	■	■	■	■	■	■
	External doors - rear	■	■	■	■	■	■	-	■	-	-
	Internal doors	■	■	■	■	■	■	■	■	■	■
	Architrave and skirting boards	■	■	■	■	■	■	■	■	■	■
	Staircase	■	■	■	■	■	■	■	■	■	■
	Ceilings	■	■	■	■	■	■	■	■	■	■
	Walls	■	■	■	■	■	■	■	■	■	■
Kitchen and appliances	Kitchen	■	■	■	■	■	■	■	■	■	■
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
		▲	▲	▲	▲	▲	▲	-	▲	-	-
	Work surfaces and upstand	■	■	■	■	■	■	■	■	■	■
		■	■	■	■	■	■	■	■	■	■
	Hob splashback	-	■	-	-	-	■	■	-	■	-
	Sink	■	■	■	■	■	■	■	■	■	■
	Oven	-	-	-	-	-	-	-	-	■	■
		-		■	-	■	-	-	-	-	-
		■	■	-	■	-	■	■	-	-	-
	Hob	■	■	■	■	■	■	■	■	■	■
	Cooker hood	-	■	-	-	-	■	■	-	■	-
		■	-	■	■	■	-	-	■	-	■
	Integrated dishwasher	■	■	■	■	■	■	■	■	▲	▲
	Integrated fridge/freezer	■	■	■	■	■	■	■	■	■	■

Please note that our specification is dependent on house type design. This specification relates to the majority of homes, however, we advise checking the individual plot specification and build stage with your Sales Executive.

We know the difference is in the detail.

Bathroom and sanitaryware			The Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Dawson	The Wilson	The Butler	The Mayford
	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/or en-suite 1	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	■	■	■	■	■	■	■	■	■	■
	Showering cubicle to en-suite 2	Separate shower cubicle with low-entry shower tray. Glazed shower screen and electric shower	■	■	■	■	-	-	-	-	-	-
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Half height plain tiles to bath, WC and basin walls	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■
		Dual zone central heating system	■	■	■	■	■	■	■	■	■	■
Electrical	Towel rails	White finish towel warmer to bathroom	■	■	-	-	-	-	-	-	-	-
	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■	■	■
		USB a+c sockets to kitchen x 1, lounge x 1 and main bedroom x 2 sockets	■	■	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area - including 2 double sockets, data and TV point. Please refer to electrical layout	■	■	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■	■	■
	Cat 6 cabling	Cat 6 data points. Please refer to electrical layout	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■	■	■

Please note that our specification is dependent on house type design. This specification relates to the majority of homes, however, we advise checking the individual plot specification and build stage with your Sales Executive.

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



External works			The Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Dawson	The Wilson	The Butler	The Mayford
	Fencing and gates	Open boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■	■	■
	Garden	Turf to front and side 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	■	■	■	■	■	■	■	■	■	■
	Garage electrics	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	■	■	■	■	■	■	■	■	■	■
	External lights	External lantern	■	■	■	■	■	■	■	■	■	■
	Photovoltaic Panels	Photovoltaic Panels to roof	■	■	■	■	■	■	■	■	■	■

Image shown is for illustrative purposes only.



Visualise your
perfect kitchen.

Design your dream kitchen from the comfort of your home.

We know how precious your time is, so we've created a kitchen designer tool that allows you to see your choice of stylish kitchen cupboards, worktops, flooring and appliances in a typical 3, 4 or 5-bedroom Story home.

At the touch of a button you can visualise your perfect kitchen, share it with your friends for that all important second opinion, and send your favourite choices to your Sales Executive.

Plus, our customer account area allows you to search for your perfect Story home, save your favourite plots and keep track of everything all in one place.



Get started here.



Founded
in 1987

We are passionate about building homes that we are proud to put our name to.

Our mission is to design and build quality homes that people aspire to live in. Homes that are designed for modern living, and built to be anything but standard, with flexible layouts, integrated appliances and high-quality materials.

We have been successfully building homes that stand out from the crowd across Cumbria, the North West, North East and Southern Scotland for over thirty five years. But we would not be where we are today without our people, our craftsmen, our suppliers, and, of course, our customers.

Our passion, commitment and enthusiasm drives us to be the best and create spaces that people are proud to call home. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers. We use this 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. When you reserve, you'll be provided with

a comprehensive 'Home Information File' that explains everything about your new home and what you can expect throughout your customer journey.

Prior to moving in you will receive a home demonstration from your Site Manager and Sales Executive, who will answer any questions you might have about your new Story home.

Going the extra mile

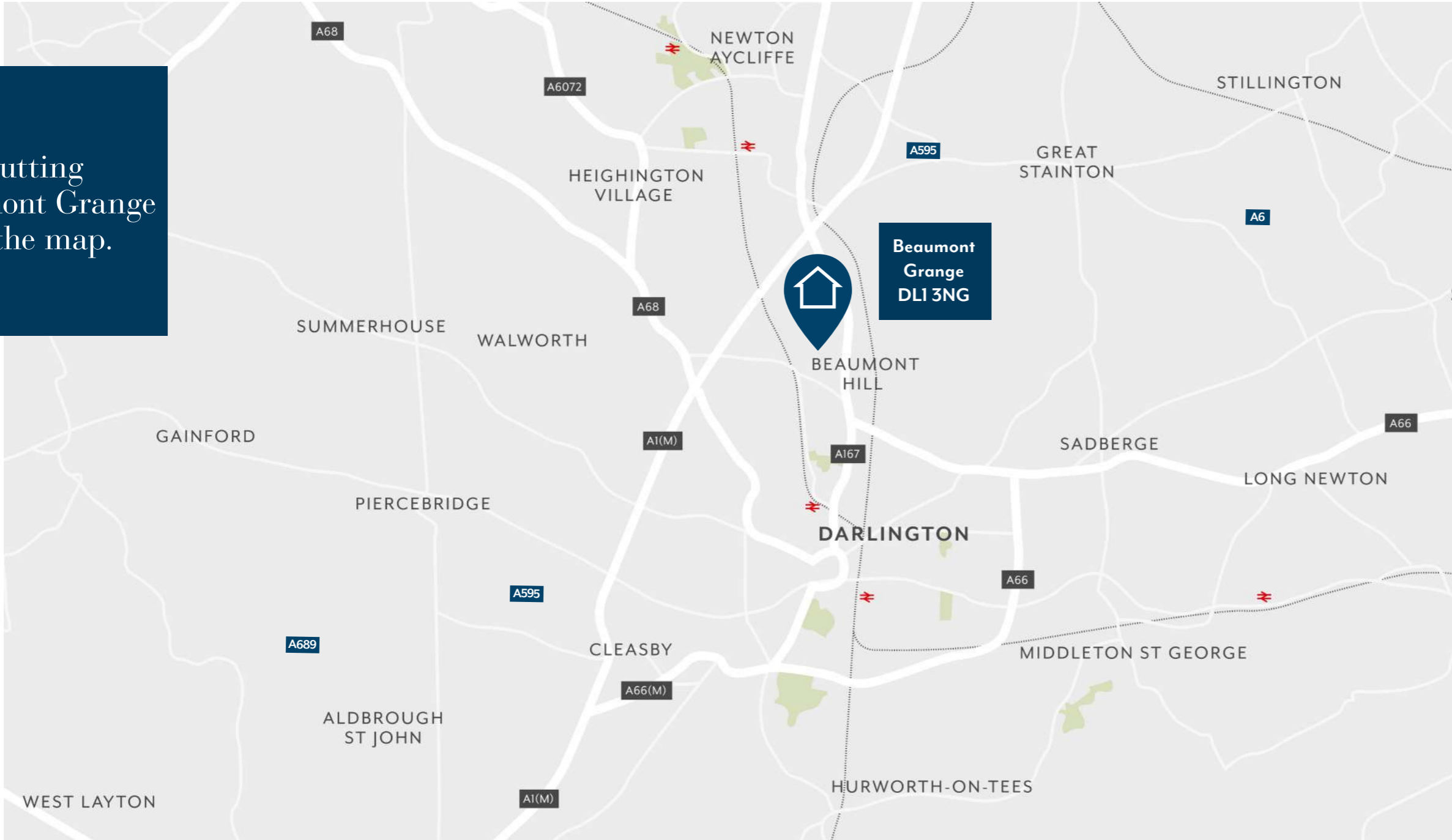
We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have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



Protection for new-build home buyers



Putting
Beaumont Grange
on the map.



What's around Beaumont Grange?

Beaumont Grange is situated on the outskirts of Darlington in the village of Beaumont Hill, providing all the benefits of living in a sought-after suburb while being less than four miles from Darlington.

The market town of Darlington offers something for everyone with a variety of high street shops, restaurants, cafés, bars, beautiful parks and the renowned Hippodrome theatre. The train station is also conveniently located in the town centre with direct services to London King's Cross, Edinburgh and Newcastle.

Amenities	
Darlington Town Centre	3.5 miles
Darlington railway station	3.6 miles
Sainsbury's supermarket	4.1 miles
Teesside International Airport	7.8 miles

Travel	
Yarm	10.5 miles
Scotch Corner	12 miles
Durham	16 miles
Newcastle upon Tyne	35.5 miles

The A19 and A1 are easily accessible from the development, linking you to towns, countryside and attractions in the north and south. If you want to travel abroad, Teesside International airport is close by with direct flights to Amsterdam, Spain and Portugal to name a few.

There is also a wide choice of local primary and secondary schools as well as sports clubs, making this the perfect location for growing families.

Attractions	
Darlington Hippodrome	3.2 miles
Low Concliffe river walk	6.2 miles
Rockcliffe Hall	7.2 miles
Raby Castle	15 miles

Schools	
St Bede's Catholic Primary School	1.5 miles
Northwood Primary School	1.7 miles
Haughton Academy	1.8 miles
St Aidan's Church of England Academy	3.2 miles



Get directions to Beaumont Grange & find out what it's like to live in Beaumont Hill, Darlington.

Images shown are for illustrative purposes only. Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed and does not constitute a contract, part of a contract or warranty.

Floorplans and dimensions are taken from architectural drawings and could 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. You should take appropriate advice to verify any information on which you wish to rely.

Beaumont Grange

Beaumont Hill, Darlington, DL1 3NG

01325 968 445

beaumont.grange@storyhomes.co.uk

storyhomes.co.uk