

# Edgehill Park

Whitehaven, CA28 9UB







Welcome to  
Edgehill Park.

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 Edgehill Park,  
Whitehaven.



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 French doors



Open plan flexible living



Porcelanosa bathroom tiles



High-quality materials



Larger gardens and paved patio areas



Beautiful street scenes



Our homes at  
Edgehill Park.

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 Masterton**  
5-bedroom detached house  
*Integral double garage*



**The Sanderson**  
4-bedroom detached house  
*Integral single garage*



**The Spencer**  
3-bedroom semi-detached house  
*Driveway parking*



**The Fulford**  
3-bedroom semi-detached or terraced house  
*Driveway parking*



**The Hewson**  
4-bedroom detached house  
*Integral single garage*



**The Grayson**  
4-bedroom semi-detached house  
*Driveway parking*



**The Harper**  
3-bedroom semi-detached or terraced house  
*Driveway parking*



**The Branford**  
2-bedroom semi-detached or terraced house  
*Driveway parking*



**The Wexford**  
4-bedroom detached house  
*Detached single garage*



**The Dawson**  
4-bedroom semi-detached or terraced house  
*Driveway parking*



**The Cooper**  
3-bedroom semi-detached or detached house  
*Driveway parking*

Affordable homes



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# The Masterston

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



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## Ground floor

Lounge:	4912 x 3942	[16'-2" x 12'-11"]
Kitchen/family area:	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 Hewson

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



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## 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 area:	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 Wexford

4-bedroom detached house with detached single garage  
Total floor area: 133 sq m (1435 sq.ft.)



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## Ground floor

Lounge:	3673 x 5085	[12'-1" x 16'-8"]
Kitchen:	3180 x 3400	[10'-5" x 11'-2"]
Dining/family area:	6042 x 3202	[19'-10" x 10'-6"]



## First floor

Main bedroom:	4043 x 3835	[13'-3" x 12'-7"]
Bedroom 2:	3223 x 2892	[10'-7" x 9'-6"]
Bedroom 3:	3890 x 2680	[12'-9" x 8'-10"]
Bedroom 4:	2989 x 2775	[9'-10" x 9'-1"]

# The Sanderson

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



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## Ground floor

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



# The Dawson

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



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# The Grayson

4-bedroom semi-detached house with driveway parking  
Total floor area: 111 sq m (1196 sq.ft.)



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## 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"]



## Ground floor

Lounge: 3376 x 4343 [11'-1" x 14'-3"]  
Kitchen/dining: 5489 x 3637 [18'-0" x 11'-11"]



## First floor

Main bedroom: 3073 x 3563 [10'-1" x 11'-8"]  
Bedroom 2: 2684 x 3860 [8'-10" x 12'-8"]  
Bedroom 3: 2717 x 3586 [8'-11" x 11'-9"]  
Bedroom 4: 2328 x 2380 [7'-8" x 7'-10"]



# The Cooper

3-bedroom semi-detached or detached house with driveway parking  
Total floor area: 97 sq m (1039 sq.ft.)



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## Ground floor

Lounge:	3003 x 5815	[9'-10" x 19'-1"]
Kitchen/dining:	2700 x 5815	[8'-10" x 19'-1"]

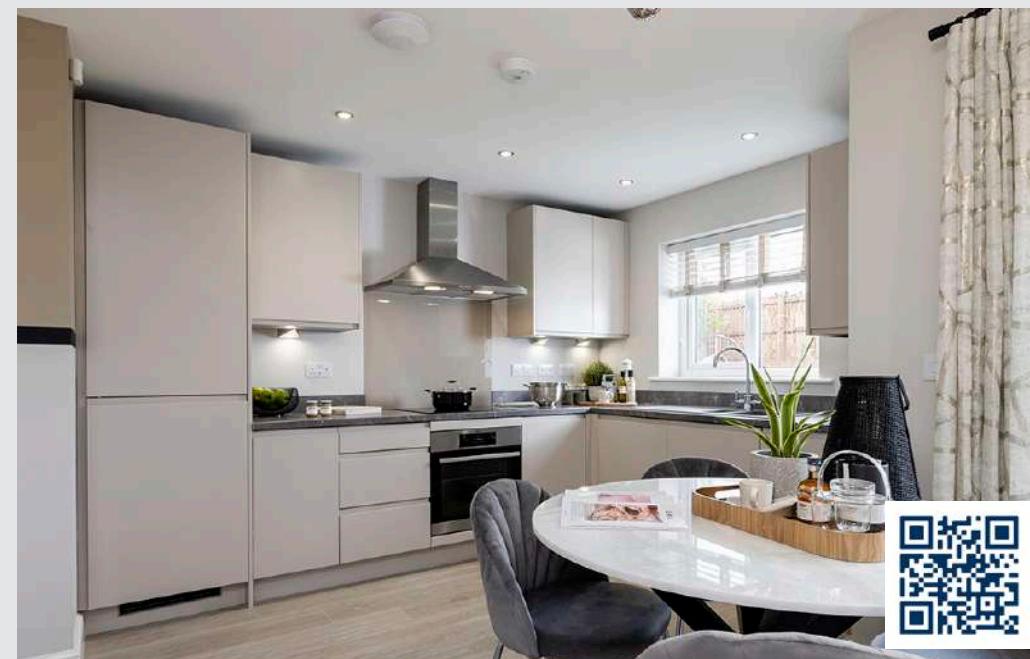


## First floor

Main bedroom:	2762 x 4272	[9'-1" x 14'-0"]
Bedroom 2:	3153 x 2995	[10'-4" x 9'-10"]
Bedroom 3:	3153 x 2732	[10'-4" x 9'-0"]

# The Spencer

3-bedroom semi-detached house with driveway parking  
Total floor area: 89 sq m (953 sq.ft.)



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## Ground floor

Lounge:	3090 x 4942	[10'-2" x 16'-3"]
Kitchen/dining:	2620 x 3754	[8'-7" x 12'-4"]
Family area:	2588 x 3260	[8'-6" x 10'-8"]



## First floor

Main bedroom:	3059 x 3806	[10'-1" x 12'-6"]
Bedroom 2:	2719 x 3208	[8'-11" x 10'-6"]
Bedroom 3:	2400 x 2152	[7'-11" x 7'-1"]



# The Harper

3-bedroom semi-detached or terraced house with driveway parking  
Total floor area: 79 sq m (849 sq.ft.)



## Ground floor

Lounge:	3644 x 4988	[12'-0" x 16'-5"]
Kitchen/dining:	4645 x 3101	[15'-3" x 10'-2"]



## First floor

Main bedroom:	2550 x 3668	[8'-4" x 12'-1"]
Bedroom 2:	2550 x 3275	[8'-4" x 10'-9"]
Bedroom 3:	2007 x 2344	[6'-7" x 7'-8"]

Build quality  
with no  
comparison.





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

Each home at Edgehill Park 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.



PORCELANOSA  
TILES · BATHROOMS · KITCHENS · HARDWOOD



		The Masterton	The Hewson	The Wexford	The Sanderson	The Dawson	The Grayson	The Cooper	The Spencer	The Harper
Doors, joinery and finishes	Cast stone/features	Cast stone & / or brick features to front elevations								
	French doors	White French doors								
	External doors - front	Single cottage rectangle style obscure glaze coloured composite front 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	Redwood contemporary spindles with newel post and handrail all finished in Gloss White								
	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	Stainless steel splashback behind hob								
	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	Electrolux single oven								
		Dual Electrolux single ovens – stacked in tall housing unit								
		Dual Electrolux single ovens – side by side								
	Hob	Electrolux 60cm Ceramic Hob								
	Cooker hood	90cm chimney hood								
		90cm island extractor hood								
	Integrated dishwasher	AEG integrated dishwasher								
	Integrated fridge/freezer	Electrolux 50/50 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.

■ Available as standard   ▲ Available as an upgrade   – Not available   \* Plot specific



We know the difference is in the detail.

			The Masterton	The Hewson	The Wexford	The Sanderson	The Dawson	The Grayson	The Cooper	The Spencer	The Harper
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 of enclosure. Half height plain tiling around bath. WC and wash basin walls also 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	-	-	-	-	-	-	-	-	-
		Dual zone central heating system	■	■	■	■	■	■	■	■	■
	Towel rails	White finish towel warmer to bathroom	■	▲	▲	▲	▲	▲	▲	▲	▲
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	■	■	■	■	■	■	■	■	■
	Telephone point	Telephone point to lounge (NB first point will be standard Telephone Providers box)	■	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area – including 2 double sockets 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	■	■	■	■	■	■	■	■	■

■ Available as standard   ▲ Available as an upgrade   - Not available   ✱ Plot specific



			The Masterton	The Hewson	The Wexford	The Sanderson	The Dawson	The Grayson	The Cooper	The Spencer	The Harper
External works	Fencing and gates	Open or closed boarded 1.8m high fence or wall with feather edge gate. Please refer to site layout	■	■	■	■	■	■	■	■	■
		Close boarded fence with boards on both sides of rails. Please refer to site layout	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Garden	Turf to front and side garden	■	■	■	■	■	■	■	■	■
		Turf to 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	■	■	■	■	■	■	■	■	■
	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 coach lantern	■	■	■	■	■	■	■	■	■
	EV charging point	Electric Vehicle Charging Point (EVCP). Please refer to Sales Executive for location	■	■	■	■	■	■	■	■	■
	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 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. Before you move in, 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  
Edgehill Park  
on the map.



## What's around Edgehill Park?

Edgehill Park is a coastal development close to historic Whitehaven with beautiful views of the Lake District, including Scafell Pike, Helvellyn and Skiddaw; offering the ideal combination of semi-rural and urban living.

Situated along the idyllic coast of West Cumbria, Edgehill Park is one of 40 gem towns in England, recognised as an area of national heritage that should be preserved.


Amenities	
St. Benedict's RUFC	1.1 miles
Whitehaven Rugby League Football Club	1.9 miles
Retail Park	2.2 miles
Copeland Pool and Fitness Centre	miles
Whitehaven Golf Club	3.5 miles

Travel	
A595	1.6 miles
Whitehaven	2.4 miles
Workington	10.7 miles
A66	10.7 miles
Cockermouth	16.3 miles

Whitehaven town centre is within walking distance, where you can take advantage of local eateries such as Zest Harbourside and The Peddler, as well as high street stores, like New Look. St Bees beach is just a short drive away too.

There is also a variety of supermarkets, including Tesco, Asda and Morrisons, which are a short drive away. You'll also find a wide range of education facilities close by, including St James' C of E Junior School, St. Benedict's Catholic High School and Lakes College.

Attractions	
The Beacon Museum	2.3 miles
The Rum Story	2.5 miles
Fleswick Bay	2.5 miles
Whitehaven Marina	2.5 miles
Dent Fell	6.1 miles

Schools	
Valley Primary School and Nursery	1.1 miles
Kells Infant School	1.1 miles
The Whitehaven Academy	2.6 miles
St James' C of E Junior School	2.6 miles
St. Benedict's/Mayfield Secondary School	3.0 miles



Get directions to Edgehill Park & find out what it's like to live in Whitehaven.

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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.



# Edgehill Park

**Whitehaven, CA28 9UB**

01946 758 670

[edgehillpark@storyhomes.co.uk](mailto:edgehillpark@storyhomes.co.uk)