

# St John's Manor

Callerton,  
Newcastle upon Tyne,  
NE5 1BG





Welcome to  
St John's Manor.

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 St John's Manor, Callerton.

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 St John's Manor.

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 Robinson**  
4-bedroom detached house  
*Detached single garage*



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



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



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



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



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



**The Bailey**  
2-bedroom semi-detached house  
*Driveway parking*



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



**The Dawson**  
4-bedroom semi-detached townhouse  
*Driveway parking*



**The Butler**  
3-bedroom detached house  
*Integral single garage*

### Affordable homes



# The Charlton

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



## 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"]

# The Lawson

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



## 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 2407	[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"]

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.

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# The Hewson

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



## 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"]

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# 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'-5" 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"]

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# 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"]

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# 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"]
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# 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"]

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# The Ferguson

4-bedroom detached house with integral single garage  
Total floor area: 113 sq m (1215 sq.ft.)



## Ground floor

Lounge:	3037 x 5285	[10'-0" x 17'-4"]
Kitchen/dining:	5365 x 2855	[17'-7" x 9'-4"]
Family:	2475 x 2855	[8'-2" x 9'-4"]



## First floor

Main bedroom:	2741 x 3887	[9'-0" x 12'-9"]
Bedroom 2:	2585 x 3812	[8'-6" x 12'-6"]
Bedroom 3:	2741 x 3640	[9'-0" x 11'-11"]
Bedroom 4:	2664 x 3715	[8'-9" x 12'-2"]

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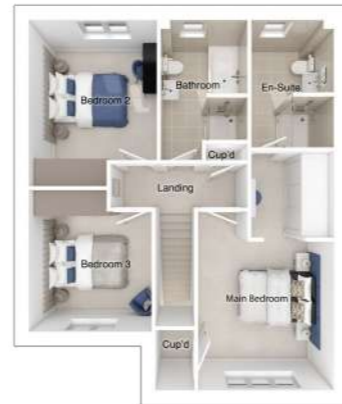
# The Butler

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



## 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"]

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# The Spencer

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



## Ground floor

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

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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 CO2 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 St John's Manor 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 Lawson	The Hewson	The Robinson	The Sanderson	The Dawson	The Wilson	The Ferguson	The Butler	The Spencer
Doors, joinery and finishes	Cast stone/features	Cast stone & / or brick features to front elevations									
	Bi-fold/French doors	White French doors									
		White bi-fold doors									
	External doors - front	Single cottage 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									
	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 ceramic hob										
Cooker hood	90cm chimney hood										
	90cm island extractor hood										
Integrated dishwasher	AEG integrated dishwasher										
Integrated fridge/freezer	AEG 50/50 integrated fridge freezer										

We know the difference is in the detail.

		The Charlton	The Lawson	The Hewson	The Robinson	The Sanderson	The Dawson	The Wilson	The Ferguson	The Butler	The Spencer	
<b>Bathroom and sanitaryware</b>	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											
<b>Heating</b>	Central heating	Full gas central heating Vaillant system – combi boiler										
		Dual zone central heating system										
	Towel rails	White finish towel warmer to bathroom										
<b>Electrical</b>	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										
	Phone point	Point to lounge										
	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										



		The Charlton	The Lawson	The Hewson	The Robinson	The Sanderson	The Dawson	The Wilson	The Ferguson	The Butler	The Spencer	
<b>External works</b>	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, 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										
	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										
	EV charger	Electric vehicle charging point										



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  
St John's Manor  
on the map.




### What's around St John's Manor?


St John's Manor is situated in the village of Callerton, an attractive area that is only six miles away from Newcastle upon Tyne, and four miles from the prestigious area of Ponteland. The development has excellent transport links being closely located to the A69 and A1, and only three miles from Newcastle International Airport.

There are an array of restaurants, bars and cafes in the local area, including The Jangling Gate and Poachers Cottage, plus vibrant restaurants, Fratelli's and YOLO, in nearby Ponteland.


In addition, there are a range of amenities within walking distance of the development and Waitrose and Tesco supermarkets are nearby.

For the outdoor enthusiasts there are a number of local walking routes and the Tyne Valley is easily reachable. You'll also find Westerhope Golf Course on your doorstep.

Amenities	
Callerton Parkway Metro	1.9 miles
Newcastle International Airport	3 miles
Ponteland Town Centre	3.8 miles
Waitrose Ponteland	4 miles

Travel	
Ponteland	3.8 miles
Kingston Park	4.5 miles
Newcastle	6 miles
Metro Centre	8.4 miles

Attractions	
The Poachers Cottage Pub	0 miles
Westerhope Golf Course	1.5 miles
Dobbies Garden Centre	3.6 miles
Kingston Park Stadium	3.9 miles

Schools	
Westerhope Primary School	1.3 miles
Milecastle Primary School	1.3 miles
Knop Law Primary School	1.4 miles
Ponteland High School	3.9 miles



Get directions to St John's Manor & find out what it's like to live in Callerton.

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.

# St John's Manor

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