ASPEN GRANGE

CARLISLE, CA3 0BL

Story HOMES

STRONG • BEAUTIFUL

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.

FAMILY-RUN COMPANY 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 ASPEN GRANGE.

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

AWARD WINNING DEVELOPMENT. EXCELLENT TRANSPORT LINKS. ASPEN GRANGE REALLY DOES HAVE IT ALL.

Aspen Grange is situated on the edge of Carlisle, with the development offering the best of urban and rural living.

As well as direct road links towards the North and South of the country via the M6, the development also boasts a semi-rural look and feel thanks to carefully positioned public open space, tree planting and decorative shrubs.

Carlisle city centre is less than three miles away from Aspen Grange, where you'll find a wide variety or bars and restaurants, as well as high street brands such as Marks & Spencer and Next. For those with children, Kingmoor Junior School and Trinity School are also close to by.

This charming development recently beat off strong competition to be named 'Best Residential Development in Cumbria' at the 2019 UK Property Awards.

All journey times are approximate.

WE BUILD IN ENVIABLE LOCATIONS THAT DEMAND HOMES TO MATCH.

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 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 Aspen 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.

*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 EMMERSON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON	THE CHARLTON
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 handless option in a contemporary layout, all with matching panels, corners and plinths	■	■	■	■	■	■	■
		Alternative traditional kitchen design and layout with choice of complimenting 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	■	–	–	■	–	–	–
		AEG single ovens – stacked in tall housing unit	–	■	–	–	–	–	–
		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	Electrolux integrated 50/50 fridge freezer	■	■	■	■	■	■	■
	Integrated washing machine	Electrolux integrated washing machine	▲	▲	▲	▲	▲	■	■

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserve the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

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

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

			THE SPENCER	THE EMMERSON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON	THE CHARLTON
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	■	■	■	■	■	■	■
	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 EMMERSON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON	THE CHARLTON
EXTERNAL WORKS	Fencing and gates	Close boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■
	Front 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	■	■	■	■	■	■	■

Image shown is for illustrative purposes only.

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserve the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

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

OUR HOMES AT ASPEN GRANGE.

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

THE CHARLTON
5-bedroom detached house
Integral large garage

THE WILSON
4-bedroom detached house
Detached single garage

THE SPENCER
3-bedroom semi-detached house
Driveway parking

THE MASTERTON
5-bedroom detached house
Integral double garage

THE SANDERSON
4-bedroom detached house
Integral single garage

THE FRASER
3-bedroom semi-detached house
Driveway parking

THE HEWSON
4-bedroom detached house
Integral single garage

THE EMMERSON
4-bedroom semi-detached or terraced townhouse
Driveway parking

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 CHARLTON

5-bedroom detached house with integral large garage

Total floor area: 1905 sq ft

GROUND FLOOR

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study	2593 x 2484	[8'-6" x 8'-2"]

FIRST FLOOR

Master bedroom:	4393 x 4984	[14'-5" x 16'-4"]
Bedroom 2:	4405 x 2773	[14'-6" x 9'-1"]
Bedroom 3:	2515 x 4567	[8'-3"x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3450	[9'-2" x 11'-4"]

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 MASTERTON

5-bedroom detached house with integral double garage

Total floor area: 1803 sq ft

GROUND FLOOR

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]

FIRST FLOOR

Master bedroom:	4001 x 4162	[13'-2" x 13'-8"]
Bedroom 2:	2896 x 4080	[9'-6" x 13'-5"]
Bedroom 3:	5066 x 3813	[16'-8" x 12'-6"]
Bedroom 4:	2939 x 4044	[9'-8" x 13'-3"]
Bedroom 5:	2817 x 2865	[9'-3" x 9'-5"]

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 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"]

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 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"]

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 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

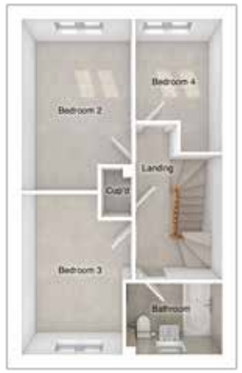
Master bedroom:	3492 x 4591	[11'-6" x 15'- 1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" x 9'-11"]

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 EMMERSON

4-bedroom semi-detached or terraced 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"]

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"]

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 SPENCER

3-bedroom semi-detached house with driveway parking

Total floor area: 960 sq ft

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"]

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 FRASER

3-bedroom semi-detached house with driveway parking

Total floor area: 816 sq ft

GROUND FLOOR

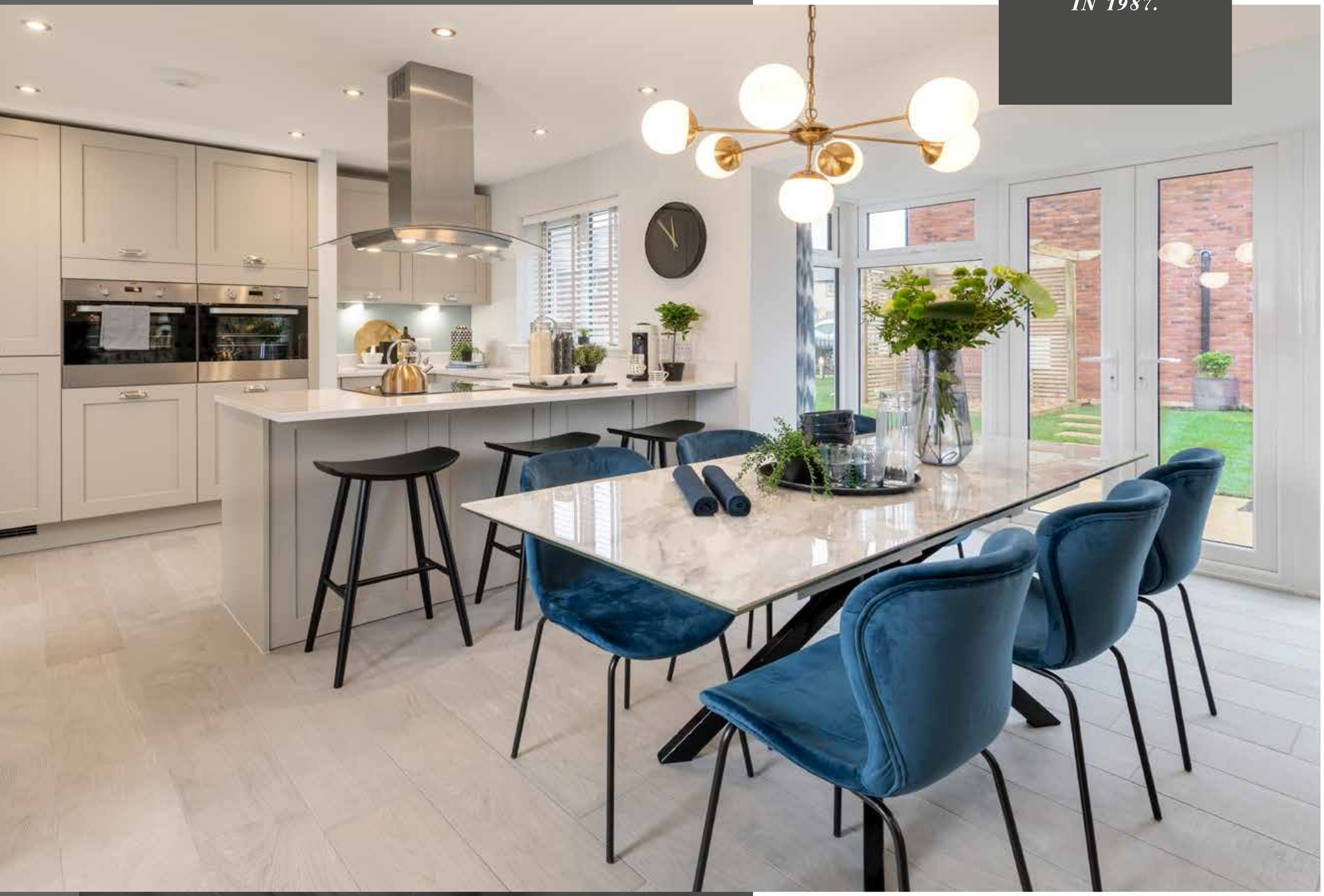
Lounge:	4664 x 3132	[15'-4" x 10'-3"]
Kitchen/dining:	2505 x 4773	[8'-3" x 15'-8"]

FIRST FLOOR

Master bedroom:	2523 x 4250	[8'-3" x 13'-11"]
Bedroom 2:	2523 x 3654	[8'-3"x 12'-0"]
Bedroom 3:	2052 x 3122	[6'-9" x 10'-3"]

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.

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

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

PRIDE IN EVERYTHING WE DO.

PUTTING ASPEN GRANGE ON THE MAP.

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

ATTRACTIONS	
Carlisle Nature Reserve	1.6 miles
Rickerby Park	1.6 miles
Carlisle Castle	2 miles
Bitts Park	2.1 miles
Tullie House Museum and Art Gallery	2.7 miles
Eden Rock	6 miles

SCHOOLS	
Kingmoor Junior and Infant School	0.6 miles
Austin Friars	1.8 miles
Stanwix Primary School	1.6 miles
Trinity School	2.3 miles
Carlisle College	2.3 miles
University of Cumbria	2.8 miles

TRAVEL	
M6	0.8 miles
A689	0.8 miles
Gretna	8 miles
Penrith	23.3 miles
Newcastle	58.8 miles
Manchester	121 miles

DIRECTIONS

Travelling north on the M6 (M) – Take the M6 (M) north until you reach junction 44, at junction 44 take the A7 exit to Galashiels/Carlisle north. At the roundabout take the 1st exit onto Kingstown Road/A7, continue along Kingstown Road until you reach your destination Aspen Grange on the left.

Travelling south on the M6 – Take the M6 (M) south until you reach junction 44, take the A7 exit to Workington/Carlisle. At the roundabout take the 4th exit onto Kingstown Road/A7, continue along Kingstown Road until you reach your destination Aspen Grange on the left.

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. HG/0619

ASPEN GRANGE

CARLISLE, CA3 0BL

01228 809862
aspen.grange@storyhomes.co.uk

STORYHOMES.CO.UK

Story HOMES

STRONG • BEAUTIFUL

Story Homes. Registration number 2275441. Registered Office: Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, CA6 4SL. Registered in England and Wales.