

THE *Silks*



*Welcome to*

THE *Silks*

*Story Homes is delighted to introduce a prestigious new development of homes to the lovely village of Galgate. The Silks is an executive development of 2, 3 and 4 bedroom properties, all designed and built to a high specification. Renowned for our stunning street scenes, The Silks boasts a stylish mix of attractive exterior finishes, complemented by thoughtfully designed interiors.*

*The inspiration for the name 'The Silks', comes from Galgate's history as a thriving silk industry and many of the installations still stand.*





THE *Silks*

With 11 different house types including apartments, terraced, semi-detached and detached houses, there really is something for everyone at The Silks. Staying true to the Story Homes way, exterior finishes of the homes blend effortlessly with the surrounding areas and includes a range of buff stone, brick and render finishes throughout the development.





# THE *Silks*

## FANTASTIC LOCATION

Nestled just outside the historic city of Lancaster, Galgate is a tranquil village offering fantastic transport links and convenient local amenities. It is within easy reach of Lancaster's many tourist and leisure attractions and has excellent educational facilities, as well as the surrounding countryside and coastal areas.

Galgate is ideally placed just off the A6 Preston to Lancaster road which runs north and south, and offers easy access to Junction 33 of the M6. The city of Lancaster is only minutes away and benefits from its own train station operating on the west coast mainline and offering a regular train service travelling from London and Glasgow and many places in between.

On the doorstep of this superb development is the Forest of Bowland, an Area of Outstanding Natural Beauty, sometimes referred to as The Bowland Fells; it is a unique and captivating part of the countryside. Covering 312 square miles there is no better way of escaping from the hustle and bustle of everyday life.

This area of rural Lancashire and North Yorkshire includes the famous landmark of Pendle Hill as well as the majority of Ribble Valley's landscape. When J.R.R. Tolkien first set foot in Ribble Valley he uncovered a landscape of wide, rippling rivers, deep wooded conifer groves and misty green Lancashire countryside and he never looked back. Ribble Valley became his inspiration for 'Middle Earth', part of the famous Lord of the Rings trilogy.





## EVERYTHING ON YOUR DOORSTEP

The village has fantastic local amenities with an array of shops plus a Post Office, a Petrol Station, a Health Centre and a Primary School. Situated in the village are a variety of traditional pubs and cafés providing local produce and homemade food. Nearby Lancaster has a good reputation for education with a variety of primary and secondary schools, a college and a highly rated and internationally recognised university, one of the best in the UK and in the top 1% globally.

At the hub of this thriving community is the Ellel Village Hall. Redeveloped in 2013 this fantastic modern, spacious and newly built village hall is the first stop for village activities, fund raising events and community groups. It is situated near to the football field, cricket pitch and bowling green. There are plenty of groups using the village hall and recreational fields such as Leaps and Bounds preschool, Ellel Players Theatre Group, Galgate football team and Galgate cricket team.

Also hosted here is the famous Galgate Village Show which has now been a feature in the local calendar for over 150 years. There is a presentation of awards for local gardeners and horticulturists as well as prizes for baking and preserves, local arts and crafts, and photographic competitions.

For golf enthusiasts nearby is the home of Lancaster Golf Club, at Ashton Hall, which dates back to medieval times and has hosted Kings of England in centuries gone by. The beautiful Lakeland mountains to the north and rolling heather clad hills to the east form the backdrop to a most attractive, gently undulating parkland course on the Lune Estuary.





# THE *Silks*

## BEAUTIFUL LANDSCAPE

For the more adventurous travellers, Lancaster Canal is nearby and this superb waterway will take you from the outskirts of Preston in Central Lancashire to just above Carnforth on the very edge of Cumbria. And with the opening of the Millennium Ribble Link, Galgate and the Lancaster Canal have access to the rest of England's inland waterway network.

The Canal runs through the village and has a marina for narrow boats. Set on the edge of the village, the marina is owned and run by BWML and offers everything you would come to expect from a modern marina complex.

The canal meanders through town and countryside and the views from around this part of the Lancaster Canal are simply breathtaking with the hills and peaks of the Lake District to the fore and Morecambe Bay to the west. Indeed Galgate provides the ideal location for exploring Lancaster, the Lake District, the Yorkshire Dales, Morecambe Bay, Blackpool and Fylde Coast.





# THE *Silks*

## ATTRACTIVE EXTERIORS

At The Silks you'll discover a highly desirable collection of stylish 2, 3 and 4 bedroom homes, in an idyllic location situated in this charming village. This desirable development provides a rare opportunity to acquire a quality new home set in a rural setting, combining the pleasures of town and country life and is an ideal choice for discerning buyers looking for a stylishly appointed new home.

The Silks perfectly demonstrates Story Homes' exceptional attention to detail, both in building in places where people want to live and creating homes you are proud to call your own. Careful consideration has been given to the diverse range of house types, which have been designed to meet the needs of modern living.

The majority of properties have a single garage, along with plenty of driveway parking. A mix of attractive exterior finishes have been used at The Silks to give each home its individual personality, while blending perfectly into the area.



# MANY EXTRAS AS STANDARD

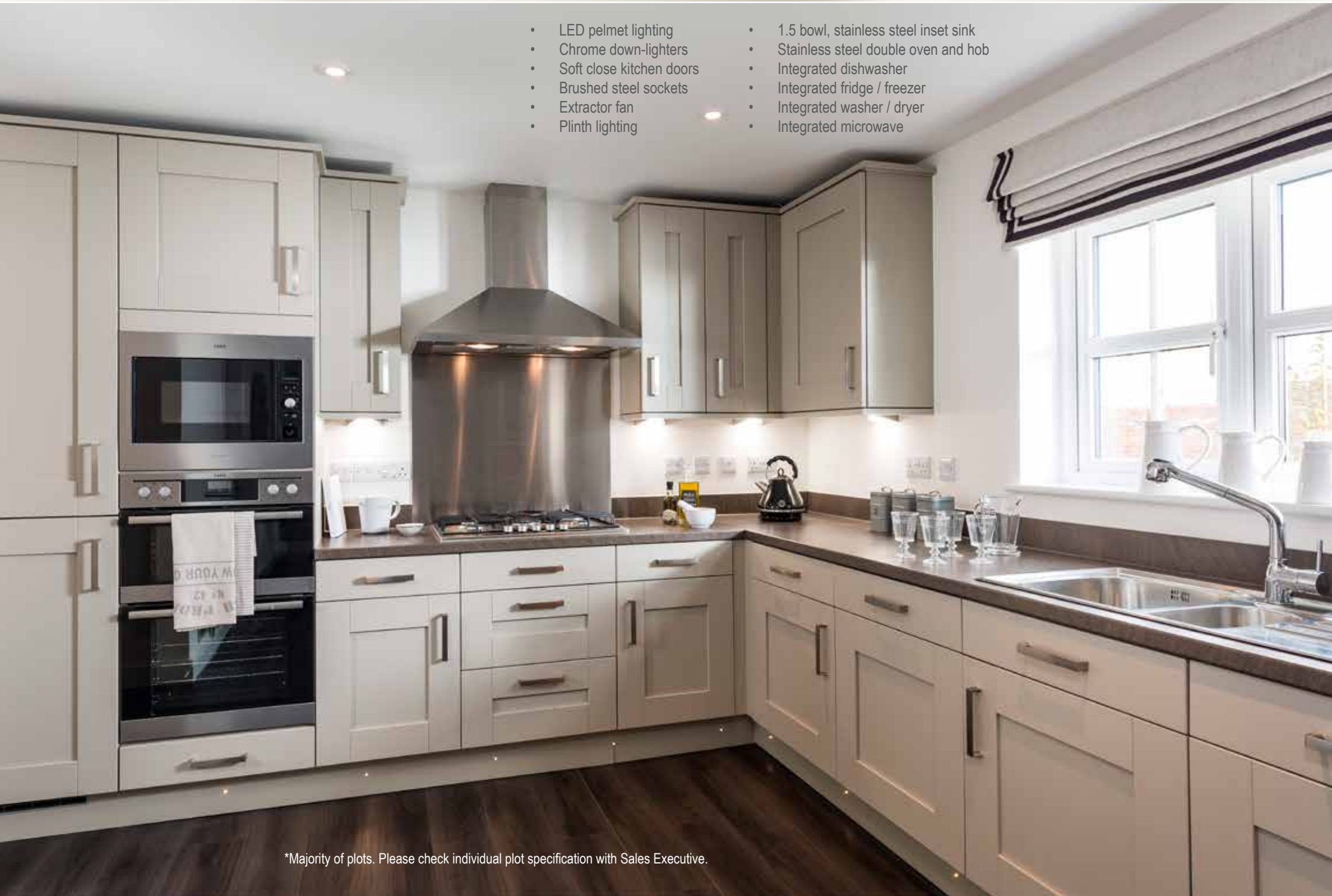
*At Story Homes we pride ourselves on our houses boasting attractive exteriors and well considered and planned interiors, but it doesn't stop there. Details of the many extras we include as standard are highlighted below\*.*

Please compare us with other house builders as they may charge you extra for some of these items.

- American white oak effect doors
- Chrome ironmongery
- Stained oak effect staircase / banister
- Fire / fire surround
- TV points in all main areas
- Porcelanosa tiling
- Contemporary white sanitary-ware
- Contemporary shower enclosures
- Chrome taps and accessories
- Burglar alarm
- 100% low energy lighting and smoke, heat and CO detectors
- French doors
- Paved patio
- 1.8m privacy fence
- Turfed gardens to the front and rear
- Large block paved driveway (whether you have a garage or not)



- LED pelmet lighting
- Chrome down-lighters
- Soft close kitchen doors
- Brushed steel sockets
- Extractor fan
- Plinth lighting
- 1.5 bowl, stainless steel inset sink
- Stainless steel double oven and hob
- Integrated dishwasher
- Integrated fridge / freezer
- Integrated washer / dryer
- Integrated microwave



## EXCEPTIONAL INTERIORS

Rising admirably to the challenge of catering for the complexities of everyday family life, you can be certain that every Story Home marries style with function – whatever your lifestyle.

Although we are well known for the many extras we include as standard (as adjacent) and our high specification and spacious interiors, our lovely new houses take aspirational living to the next level.

We design modern, open-plan kitchen/family rooms that are perfect for entertaining, light and airy entrance hall ways, separate reception rooms and generously proportioned bedrooms and en-suite bathrooms. Additionally our properties boast even more in terms of specification with upgraded kitchens/worktops and Porcelanosa tiles.

\*Majority of plots. Please check individual plot specification with Sales Executive.





## SUSTAINABLE STORY

Since 1987 Story Homes has been run as a sustainable business and as a company we are committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable developments are always high on our agenda. As well as being sustainable, our homes will save you money\*, plus you'll be helping the environment as a new build property is greener and more economical to run than an older property as it uses less energy and produces significantly lower CO<sup>2</sup> emissions.

Over 94% of site generated waste is recycled. In addition we've planted hundreds of trees as well as safeguarding hundreds of others too! Each home is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced – in fact a new home could save you up to £1,312 per year.\*

\*New homes built to current regulations could halve your fuel bills e.g. a 4 bedroom detached new home could be 55% cheaper to run, saving up to £1,312 p.a. (SOURCE: NHBC Foundation and Zero Carbon Hub.)

### Lower running costs include:

- 'A' rated kitchen appliances •
- 4/2.6 litre dual flush toilets •
- 100% of homes fitted with energy efficient lighting •

### We create sustainable communities ensuring:

- Close proximity to essential amenities including schools, parks and shops •
- Good access to public transport •
- Streets that are pedestrian, cyclist and car friendly •
- Safe public spaces and pedestrian routes •

## AWARD WINNING STORY

*96% of our buyers would recommend us to a friend*

For the third year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey. The score is the highest possible result, with Story Homes scoring higher than many of our competitors.

A 5 Star rating is judged upon results from customers - the results confirmed that our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

Customer satisfaction has always been a key strength for Story Homes and we regularly receive fantastic feedback from our customers which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 96% of our buyers would recommend us to a friend\*.



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.consumercode.co.uk](http://www.consumercode.co.uk)

\*Source: In-House independent customer survey





# Development Layout

## Key



**Grantham**  
4 Bedroom Detached House  
Single/Double Garage



**Arundel**  
4 Bedroom Detached House  
Single Garage



**Warwick**  
4 Bedroom Detached House  
Integrated Single Garage



**Boston**  
4 Bedroom Detached House  
Integrated Single Garage



**Durham**  
4 Bedroom Detached House  
Integrated Single Garage



**Wellington**  
4 Bedroom Detached House  
Integrated Single Garage



**Hastings**  
3 Bedroom Semi-Detached House  
Driveway Parking



**Rowan**  
3 Bedroom Semi-Detached House  
Driveway Parking



**Acer**  
2 Bedroom Semi-Detached Bungalow  
Driveway Parking



**Hawthorn**  
2 Bedroom Semi-Detached or Linked House  
Driveway or Courtyard Parking



**Altrincham**  
2 Bedroom Apartment  
Driveway Parking

Story Homes reserve the right to amend and update the specification or layout without prior notification. The dimensions given are approximate only (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. External finishes may vary from those shown and should be verified with Sales Executive on site. Images shown are representative of Story Homes' developments.



# The Grantham

4 Bedroom Detached House with Detached Garage  
 Approximate square footage: 1,441 sq ft



## GROUND FLOOR DIMENSIONS:

Kitchen / Family / Dining 7655 x 4173 [25'-2" x 13'-8"]  
 Lounge: 3605 x 6005 [11'-10" x 19'-9"]  
 Utility: 1750 x 2150 [5'-9" x 7'-1"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4300 [11'-10" x 14'-1"]  
 Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]  
 Bedroom 3: 2950 x 3623 [9'-8" x 11'-11"]  
 Bedroom 4: 2677 x 2551 [8'-9" x 8'-4"]



# The Arundel

4 Bedroom Detached House with Detached Garage  
 Approximate square footage: 1,429 (2 bay) - 1,440 sq ft (3 bay)



## GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 7205 [12'-2" x 23'-8"]  
 Kitchen / Dining: 3331 x 7205 [10'-11" x 23'-8"]  
 Utility: 2235 x 1668 [7'-4" x 5'-6"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3334 x 4010 [10'-11" x 13'-2"]  
 Bedroom 2: 3715 x 3221 [12'-2" x 10'-7"]  
 Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]  
 Bedroom 4: 3324 x 2405 [10'-11" x 7'-11"]



Three bay version shown



# The Warwick

4 Bedroom Detached House with Integral Garage  
 Approximate square footage: 1,402 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge:	3830 x 4750 [12'-7" x 15'-7"]
Kitchen / Breakfast:	6305 x 3880 [20'-8" x 12'-9"]
Dining:	3000 x 3130 [9'-10" x 10'-3"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom:	3830 x 3509 [12'-7" x 11'-6"]
Bedroom 2:	3727 x 2949 [12'-3" x 9'-8"]
Bedroom 3:	3183 x 2948 [10'-5" x 9'-8"]
Bedroom 4:	2738 x 3933 [9'-0" x 12'-11"]



# The Boston

4 Bedroom Detached House with Integral Garage  
 Approximate square footage: 1,351 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge:	3380 x 5794 [11'-11" x 19'-0"]
Kitchen / Dining:	6565 x 3240 [21'-7" x 10'-8"]
Utility:	1650 x 3240 [5'-5" x 10'-8"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom:	3380 x 2592 [11'-1" x 17'-5"]
Bedroom 2:	2514 x 4461 [8'-3" x 14'-8"]
Bedroom 3:	3626 x 3079 [11'-11" x 10'-1"]
Bedroom 4:	2330 x 3777 [7'-8" x 12'-5"]





# The Durham

4 Bedroom Detached House with Integral Garage  
 Approximate square footage: 1,334 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 3605 x 4867 [11'-10" x 16'-0"]  
 Kitchen / Dining: 7655 x 3050 [25'-2" x 10'-0"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4901 [11'-10" x 16'-1"]  
 Bedroom 2: 2800 x 3780 [9'-2" x 12'-5"]  
 Bedroom 3: 2667 x 3535 [8'-9" x 11'-7"]  
 Bedroom 4: 2069 x 3085 [6'-9" x 10'-2"]



# The Wellington

4 Bedroom Detached House with Integral Garage  
 Approximate square footage: 1,238 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 3255 x 5315 [10'-8" x 17'-5"]  
 Kitchen / Dining: 6415 x 2875 [21'-1" x 9'-5"]  
 Utility: 1658 x 2875 [5'-5" x 9'-5"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3077 x 3945 [10'-1" x 12'-11"]  
 Bedroom 2: 2830 x 3867 [9'-3" x 12'-8"]  
 Bedroom 3: 3077 x 3595 [10'-1" x 11'-10"]  
 Bedroom 4: 2607 x 3673 [8'-7" x 12'-1"]





# The Hastings

3 Bedroom Semi Detached House with Driveway Parking  
Approximate square footage: 955 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 3492 x 4792 [11'-6" x 15'-9"]

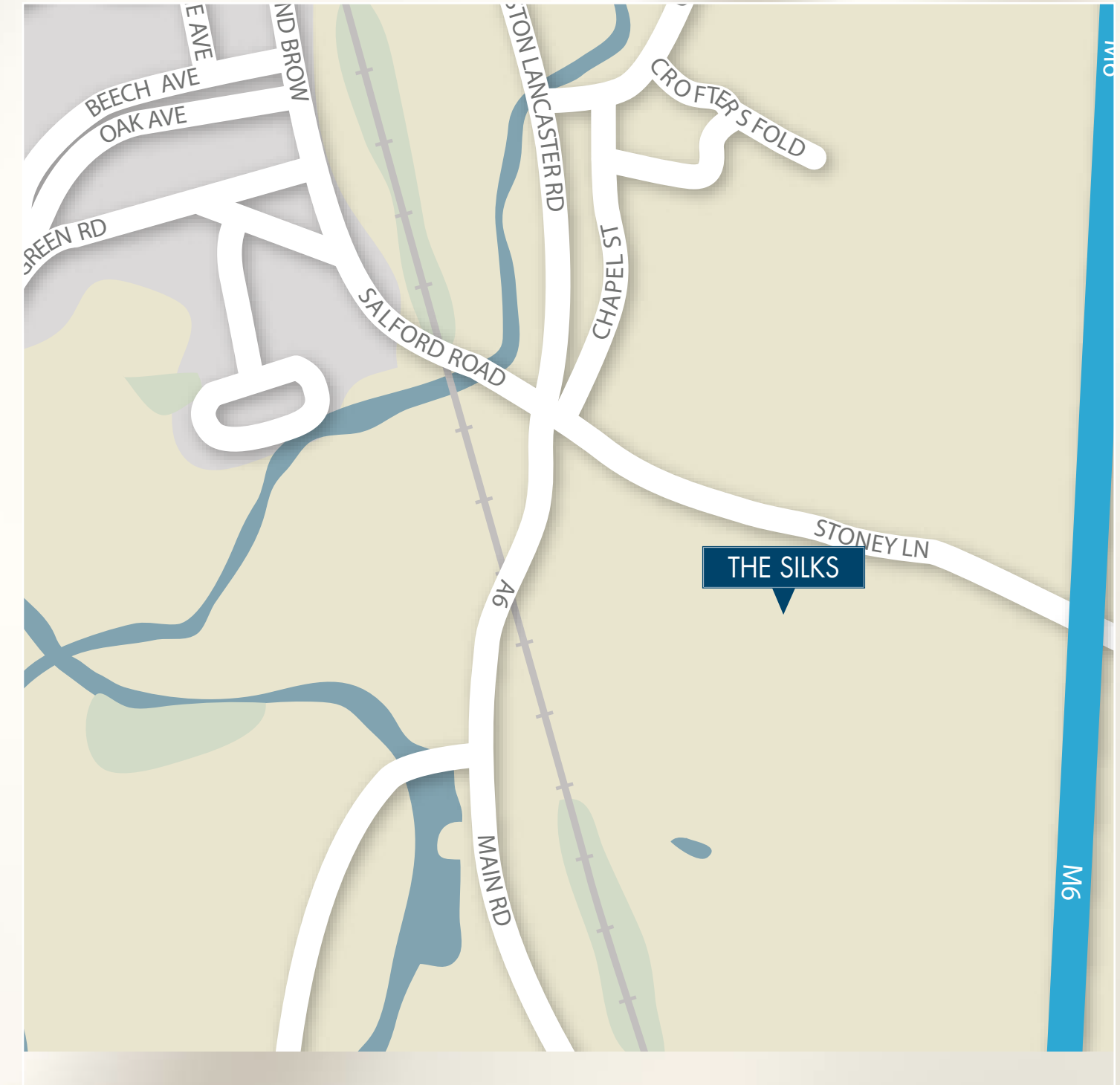
Kitchen / Dining: 5068 x 2785 [16'-8" x 9'-2"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3752 x 3261 [12'-4" x 10'-8"]

Bedroom 2: 2721 x 2820 [8'-11" x 9'-3"]

Bedroom 3: 2231 x 2820 [7'-4" x 9'-3"]



The 'Silks' is on Stoney Lane. If you're coming from the north on the Preston to Lancaster Road, go past the Lancaster University Campus and simply turn left at the traffic lights in the middle of Galgate. It's then 200 yards on you're left. If you're coming from the south on the Preston to Lancaster Road, turn right at the traffic lights in the middle of Galgate. If you're coming from the east simply go under the motorway and it's on you're right. Alternatively simply type in LA2 QJY into your Satnav.





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