



HILLTOP HEIGHTS

THE RISE

THE VIEWS

NGP
DEVELOPMENTS



The Development

Hilltop Heights is a brand-new, private collection of just ten three-bedroom homes, perfectly perched above Whitehaven in Kells. This exclusive setting unfolds beautifully across two distinctive rows—*The Rise* and *The Views*. Here, you'll find semi-detached and detached homes, each with striking façades that ensure a quiet individuality. The town's Georgian streets stretch below while sweeping views across Whitehaven, rolling fields, and open skies frame the horizon, bathing the entire home in light and expansive calm.

This is elevated living centred on character and uncompromising quality. Step inside, and the rooms stretch and breathe; kitchens are bespoke, and every master bedroom features a luxurious en-suite. Private gardens are yours to plant, entertain, and linger in. Every home feels considered, with subtle details that quietly make life easier, and practical features like solar panels, EV charging points, and private parking ensuring life works as it should. These are homes that are truly as individual as the people who live here.



Siteplan





3 The Rise, Hilltop Heights Hilltop Road, Kells, Whitehaven, CA28 9ED

£265,000

House - Semi-Detached



3



1



1



1035.00 sq ft

An exceptional opportunity awaits at Hilltop Heights. With Plot 1 now sold, Plot 3 takes centre stage in this intimate collection of just ten three-bedroom homes, each designed with individuality and thoughtful detail. Elevated above Whitehaven, it offers breathtaking views across the town and the surrounding landscape, where every sunrise and sunset paints a new picture.

Step inside to discover open, flowing living spaces that connect effortlessly to a bespoke, contemporary kitchen. Integrated appliances, clever storage, and a layout made for modern life make this home perfect for everything from busy mornings to quiet evenings.

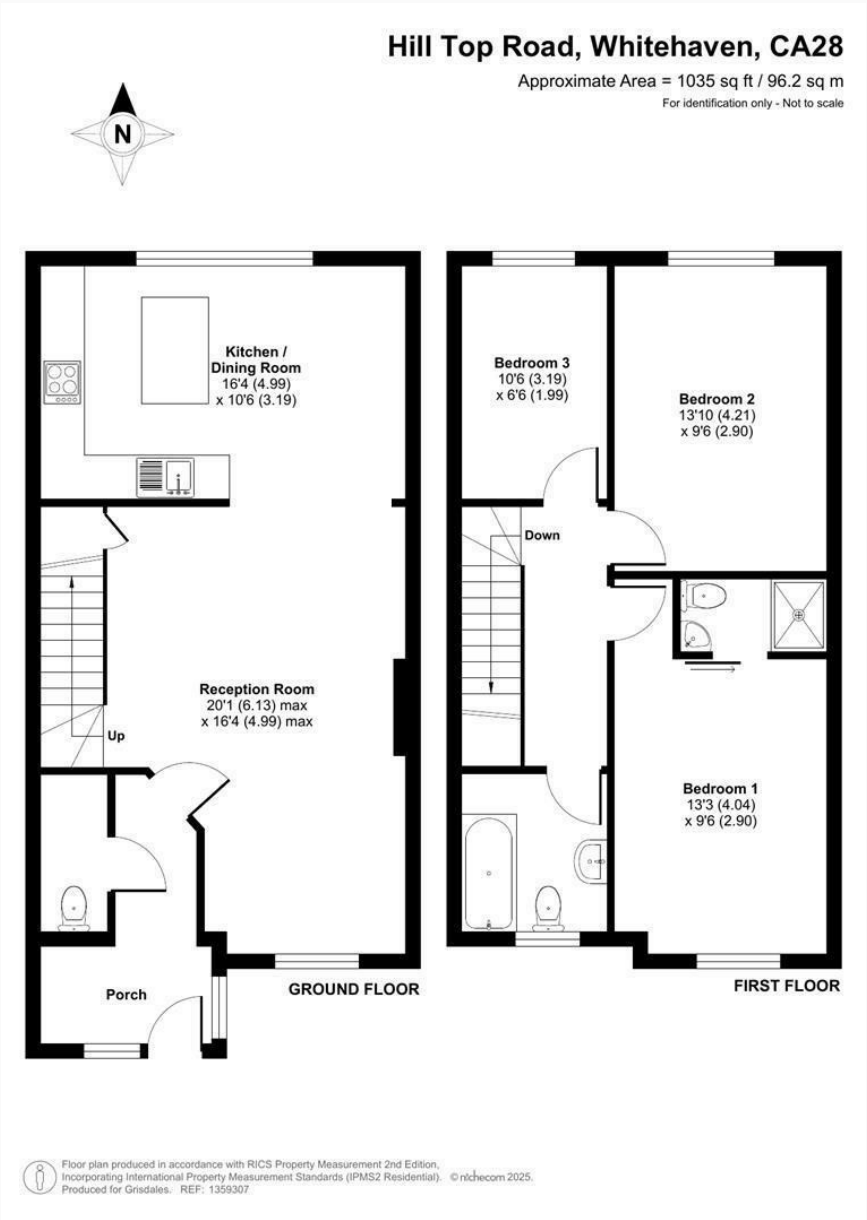
The master bedroom is a private sanctuary with its own stylish en-suite, while the additional bedrooms offer adaptable space for work, rest, or hobbies. Outside, a low-maintenance garden provides the ideal backdrop for coffee, play, or simply soaking in the seasons.

With two allocated parking spaces, sustainable features including solar panels, and an EV charging point, Plot 3 is designed for the way you live today — and tomorrow.

Hilltop Heights isn't just a place to live; it's where your next story begins.



Floorplan





Specification

Construction

- Modern timber frame construction with high-performance insulation
- Beam and block ground floor
- Pitched tiled roof

External Finishes

- Krend-rendered walls with cedar feature cladding
- Anthracite UPVC double-glazed windows
- Anthracite Composite front door with adjacent feature window
- Three-panel Anthracite French doors from kitchen to rear outdoor space

Interior Finishes

- Smooth plaster walls in Jasmine White and ceilings in White
- Skirtings and architraves in satin white
- Pre-finished oak internal doors
- Glass staircase with oak handrail and black accessories
- LVT flooring downstairs
- Carpet upstairs, colours vary by room
- Bespoke living room media wall incorporating LED electric fire

Kitchens

- JJO Kitchens – Eco Range: *Metro* base and tall units in *Kashmir* with *Tempo* wall units in *Halifax Oak*, fitted with matt black knurled bar handles
- Duropal 38mm post-formed laminate worktops and upstands in *India White*
- Prima granite 1 bowl & drainer inset sink in black with Abode Pico quad dual lever monobloc tap in matt black
- Integrated appliances: Prima fridge freezer, Prima microwave in black, Prima single electric oven in black & stainless steel, Prima ceiling hood in stainless steel, Prima induction hob in black, Prima dishwasher, Indesit 1200 Spin washing machine
- LED under-cabinet lighting

Bathrooms & WCs

Main Bathroom

- Linton freestanding bath in white
- Linear shower tray, square thermo bar mixer with riser kit in black
- Tranquil floor standing vanity unit in *matt cashmere* with Thruxton basin in white and Berio basin tap in black
- Cedarwood WC in white with soft-close seat and Plaza square dual flush plate in black
- Breeze T extractor fan
- Heated Charlton aluminium radiator with towel rail in matt black
- Tiled walls and floors in *Slateway Pearl*

En-Suite

- Shower with square thermo bar mixer and Riser Kit in black
- Contour vanity and toilet unit in *stone grey* with Isocast basin in white and Berio basin tap in black
- Cedarwood WC in white with soft-close seat and Plaza square dual flush plate in black
- Heated Charlton aluminium radiator with towel rail in matt black
- Haruki LED mirror
- Breeze T extractor fan
- Tiled walls and floors in *Slateway Pearl*

Cloakroom

- Tranquil wall-hung vanity unit in matt cashmere with Novum basin in white and Berio basin tap in black
- Cedarwood close-coupled WC in white with soft-close seat and black dual push-button flush plate
- Grada straight aluminium radiator in black
- Haruki rectangular LED mirror
- Breeze T extractor fan
- Tiled walls and floors in *Slateway Ocean*

Energy and Electrical Systems

- Baxi gas boiler
- Radiators in all rooms, styles vary between room
- 3.15 kW solar PV panels with integrated inverter, MCS accredited, grid-ready for exporting excess electricity
- LED downlights in kitchen and bathroom
- Wired for high-speed Fibre internet with Ethernet sockets in bedrooms

Landscaping & Parking

- Front garden with paved steps and tiered terraces with a mix of feature planting, paving, artificial grass and decorative timber elements
- Rear garden fully fenced with paved patio area, artificial grass, decorative timber elements, feature planting, and outdoor lighting
- Two private tarmac driveways per home, located to rear
- EV charging point, located to rear
- Enclosed bin store for the development, located near entrance
- Development set behind a feature boundary wall with an attractive pillar-style entrance

Warranty

- 10-year Build-Zone structural warranty with 2-year defects period



The Area

Set on the western edge of the Lake District, Whitehaven is a coastal town with deep roots and a strong sense of place. Its harbour, heritage architecture, and easy access to the fells give it a character that feels both established and unmistakably Cumbrian. The town has a growing energy, with independent shops, cafés, and a lively food scene framed by sweeping sea views and a working marina.

Kells sits just above the shoreline, offering open outlooks and a little more breathing space — close enough to walk to the town's bars, cafés, and restaurants, yet calm and private. Schools, supermarkets, and the coast are all nearby, while the rolling fells and Lake District begin practically on your doorstep. From morning runs along the harbour, to afternoons at St Bees beach, or quiet evenings watching the changing light over Ennerdale, life here is a place where every day feels a little bit special.



Whitehaven Harbour



St Bees Head



Transport

- Train: Whitehaven Station – approx. 0.6 miles
- Bus: Local bus stops within walking distance, serving town and surrounding areas
- Road: Easy access to A595 towards Carlisle and M6 (J40, Penrith – approx. 37 miles)

Essential Services

- Hospital: West Cumberland Hospital – approx. 2 miles
- Schools: St Mary’s Catholic Primary School – approx. 0.5 miles;

West Lakes Academy (secondary) – approx. 4 miles

- Supermarkets: Tesco Superstore, Morrisons, and Aldi – within 1–2 miles

Lifestyle & Leisure

- Fitness: Copeland Pool & Fitness Centre – approx. 1 mile
- Shopping & Dining: Whitehaven town centre – less than 1 mile
- Coastline: Whitehaven Harbour – approx. 0.6 miles; St Bees Beach – approx. 4 miles
- Outdoor: Lake District National Park – approx. 6 miles

The Developer

NGP Developments

NGP Developments is a homebuilder based right here in Whitehaven. Behind the company are three Cumbrian professionals who grew up in the trades, honed their craft on the ground, and now channel their hands-on experience through every single project. This practical background is the key to the perfect home: a blend of traditional craftsmanship for lasting quality, paired with the modern construction methods that make each property comfortable, practical, and effortless to live in. Every detail, from the materials they choose to the subtle way each space flows, is planned

with purpose, with trusted local tradespeople bringing it all to life.

Character, not conformity, is the foundation of every NGP home. Thoughtful layouts, enduring finishes, and subtle touches ensure each space feels truly unique. You can feel the pride and personality in every corner—from interiors designed for the demands of day-to-day life to the small details that make the property unmistakably NGP. These are beautiful, distinctly modern homes that just feel right the moment you step inside.



Location



HILLTOP HEIGHTS

THE RISE
THE VIEWS



Viewing Arrangements

Viewings by appointment

E: scottfreemanwooding@grisdales.co.uk T: 07377 226428

A: 40, Main Street, Cockermouth, Cumbria, CA13 9LQ

W: grisdales.co.uk

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