



New Homes

## (Plot 3) 22 High Stile Gardens, Hensingham, Whitehaven, Cumbria, CA28 8YT

**£460,000**



4



2



2



1829.00 sq ft

Situated within an exclusive development in one of Whitehaven's most desirable areas, this beautifully crafted four-bedroom detached home offers generous space, contemporary comfort, and stunning fell views. This standout property features a stylish open-plan kitchen, dining, and family room with bifold doors opening onto a private, landscaped rear garden—perfect for entertaining or relaxing in peace. The heart of the home is a high-spec, bespoke kitchen by the Maryport Kitchen Company, complete with Bosch integrated appliances, central island, and ambient LED lighting.

Outside, enjoy landscaped gardens to both the front and rear, a paved driveway, and a detached garage with an electric roller door. Just three miles from Whitehaven town centre, with excellent local schools and easy access to the Lake District and west coast employment hubs, this exceptional home combines the best of modern living in a truly picturesque setting.

- Last 4 Bed Detached Home
- Exclusive Development
- Open Plan Living with High Spec Throughout
- Fitted Kitchen with Bosch Integrated Appliances
- Master Bedroom with En-Suite & Dressing Room
- Large Garden & Fell Views
- Quality Specification Throughout
- Detached Garage, Large Driveway & Landscaping
- Approx 3 Miles From Town Centre





## Property Details

### HIGH STILE GARDENS – CONTEMPORARY FAMILY LIVING

Set just three miles from Whitehaven town centre, High Stile Gardens is a small and exclusive development of new homes. Nestled in an elevated position, these homes enjoy breath-taking views of the Lakeland fells to the east and coastal areas to the west. With easy access to the Lake District National Park, nearby valleys such as Ennerdale and Wasdale, and major employment centres including Sellafield, this location offers the perfect balance of lifestyle and convenience.



## GROUND FLOOR

### ENTRANCE HALL

A spacious and welcoming hallway that makes an immediate statement with a feature oak staircase and light oak internal doors throughout. A handy under-stairs storage cupboard offers additional practical space, while glazed doors allow light to flow through to the main living areas.



### FITTED CLOAKROOM

The fitted cloakroom is both practical and stylish, designed with everyday convenience in mind. Finished to a high standard, it features a sleek vanity unit with an integrated hand basin, a modern WC, and a clean, contemporary finish. Whether welcoming guests or managing busy family life, this well-planned space adds an extra touch of comfort and functionality to the home.

### LOUNGE

13'9" x 12'5"

A generously sized lounge accessed through a glazed oak door, offering a bright and airy feel with plenty of room for comfortable family living. Finished with light oak internal doors, this room is perfect for relaxing or hosting.

### UTILITY ROOM



### OPEN PLAN KITCHEN, DINING & FAMILY ROOM

26'2" max x 18'4" reducing to 14'9"

This stunning, multifunctional space is the heart of the home. Featuring a high quality Maryport kitchen with Bosch integrated appliances, gold mixer tap, a central island for informal dining, and extensive storage. Finished with spotlights, coloured LED lighting, and sleek contemporary styling. The bifold doors lead to a patio & garden, creating the perfect setting for entertaining both inside and out.

A large, practical utility space offering room for laundry appliances and extra storage. It continues the quality finish found throughout the home, with matching units and worktops to complement the kitchen. Including sink and gold mixer tap.

## FIRST FLOOR

## LIGHT AND AIRY LANDING

A spacious landing filled with natural light from a large picture window. This central area includes a built-in storage cupboard, making it as functional as it is bright.

## BEDROOM 1

16'0" x 14'1" + walk-in dressing room, en-suite



A luxurious master bedroom with plenty of floor space and stunning fell views. Includes a walk-in dressing room and a high-spec en-suite bathroom with quality fittings and contemporary styling—your very own private retreat.



## BEDROOM 2

13'9" x 12'5"

A spacious double bedroom with a fitted wired wardrobe offering excellent storage. Large windows provide an abundance of light and frame lovely views across the surrounding landscape.

## BEDROOM 3

12'9" x 9'2"

Perfect as a child's room, guest room, or home office. This versatile bedroom also benefits from fell views and space for freestanding or fitted furniture.

## BEDROOM 4

10'2" x 9'2"

A bright and adaptable fourth bedroom ideal for a nursery, study, or guest room.

## FAMILY BATHROOM

10'2" x 9'2"



A well-proportioned and modern bathroom featuring a fitted suite, separate shower, and bath—ideal for families. Complete with fitted storage and finished to a high standard for both style and functionality.

## EXTERNAL

## DETACHED GARAGE & DRIVEWAY

A secure and spacious garage providing private parking and additional storage space, complete with an electric roller garage door for convenience and added security. Each home features a paved driveway with parking space for at least two vehicles.

## LANDSCAPES GARDENS & PATIO



Every home boasts landscaped gardens to both the front and rear, creating a beautiful setting from every angle. The rear garden includes a paved patio—perfect for entertaining or relaxing outdoors. External lighting adds ambience and practical security.

## SPECIFICATION

Each home at High Stile Gardens has been carefully crafted to blend traditional exteriors with modern, family-friendly interiors. Inside, you'll find:

- High quality fitted kitchens with Bosch integrated

appliances

- Stylish bathrooms with contemporary suites
- Light oak internal doors throughout
- Contemporary layouts designed for everyday living
- Spotlights and coloured LED feature lighting
- Wired fitted wardrobes (Bedroom 2)
- Oak staircase with picture window on landing
- Understairs storage
- Security Alarm

Outside, every home features:

- Paved driveways for at least two vehicles
- Landscaped gardens with patios
- External lighting for added ambiance and security
- Detached garage for parking and storage
- Stunning fell views

Service Charge: £200 per annum - Only chargeable once the development is complete.

## **VIEWING ARRANGEMENTS**

To view this property and the development as a whole, contact our Whitehaven Office on 01946 693931 or Scott Freeman-Wooding 07377 226 428.

## **NOTES TO BROCHURE**

Please note that all information has been taken from the design plans and therefore may be subject to variation within the construction process.

Photographs and graphics used in the sales brochure include computer generated images.

Interior photographs are not necessarily of this plot but are representative of this design.

Purchasers should check the precise design, specification fixtures and fittings, on site and with the agents.

Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, any part of a contract or warranty.

## **STRUCTURAL DEFECTS INSURANCE**

The property is covered by a Residential Property Structural Defects Insurance policy arranged by ICW Insurance Services Ltd

## **MOVING WITH GRISDALES**

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and

advice every step of the way to help your move run as smoothly and efficiently as possible.

## **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **THE CONSUMER PROTECTION REGULATIONS 2008**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## **SURVEYS & VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.



## Floorplan



## Location



