



New Homes

Plot 8, High Stile Gardens, Hensingham, Whitehaven, CA28 8YT

£525,000

 5  2  2  2179.00 sq ft

LAST FIVE-BEDROOM EXECUTIVE HOME WITH STUNNING VIEWS

Step into the final five-bedroom executive home at High Stile Gardens, where modern family living meets breathtaking fell and countryside views. The light-filled open-plan kitchen, dining, and family area with central island is the heart of the home — perfect for weekend breakfasts, entertaining, or simply enjoying the scenery through the bifold doors that open onto your private landscaped garden. A separate lounge offers a cosy retreat, while the practical utility room and ground-floor cloakroom ensure everyday convenience.

Upstairs, the luxurious master suite features a dressing room, ensuite, and Juliet balcony — a serene spot to unwind — with four further generous bedrooms providing space for family, guests, or a home office. Finished to a high specification, including oak internal doors, a solid oak staircase, and integrated Bosch appliances, this home blends style, quality, and functionality seamlessly.

With a private driveway, integral garage, and a 10-year new-build warranty, this home is perfectly positioned just 3 miles from Whitehaven and on the edge of the Lake District National Park, offering the ideal combination of countryside charm and everyday convenience.

High Stile Gardens — where family, space, and lifestyle come together.

- Last 5-Bedroom Detached Home with Juliet Balcony
- Master Bedroom Suite with Ensuite and Panoramic Fell Views
- Elegant Open-Plan Island Kitchen, Dining & Family Room
- High Specification as Standard – Oak Doors, Oak Staircase, Bosch Appliances
- Bifold Doors Opening to Patio & Private Garden
- Spacious Separate Lounge, Perfect for Quiet Moments or Entertaining
- Garage with Block-Paved Driveway
- 10-Year Warranty



GRISDALES

LAND & NEW HOMES



Property Details

BROCHURE IMAGES & FINISHES

All images are for illustrative purposes only and are intended to give a sense of the design and lifestyle; they may not represent the exact layout, finishes, or appearance of your individual home. Full information on the precise specifications, finishes, and features of each property is available from our sales team.

HIGH STILE GARDENS – EXECUTIVE FAMILY LIVING

Step into the last five-bedroom executive home at High Stile Gardens, where modern family living meets breathtaking fell views. The light-filled kitchen-diner, family room, and cosy lounge provide versatile spaces for every moment, while upstairs, generous bedrooms — including a luxurious master suite with dressing room, ensuite, and Juliet balcony — offer comfort and privacy. Outside, the garden invites summer barbecues, play, or simply soaking up the scenery. Just 3 miles from Whitehaven and on the edge of the Lake District, this home combines countryside charm with everyday convenience — a rare opportunity to embrace a lifestyle of space, style, and family life.

LOCATION & WHAT3WORDS

Discover High Stile Gardens, Hensingham, Whitehaven (CA28 8YT) – a fantastic location with easy access to local amenities. Just a short drive from Whitehaven town centre, the area offers shops, cafes, schools, and healthcare facilities. The closest school is Mayfield School, making it ideal for families. Residents can also enjoy nearby parks, recreational spaces, and excellent transport links including the A595 and Wigton railway station.

Find Us Easily with what3words:
///tidal.rooftop.alerting – perfect for precise directions and hassle-free visits.

ENTRANCE HALL

The entrance opens into a welcoming hallway that sets the tone for this home's premium finish. Inside, solid oak internal doors, some with elegant glazed panels, allow light to flow. The solid oak staircase with white spindles adds a classic feature, instantly creating a sense of quality and craftsmanship.

KITCHEN/FAMILY/DINING ROOM

The heart of the home is a stunning open-plan kitchen, flowing seamlessly into the dining and

family areas. Designed and supplied by Maryport Kitchens, the luxurious kitchen features a contemporary central island, while premium integrated Bosch appliances—including a ceramic electric hob, extractor, single oven, combi microwave, fridge freezer, and dishwasher—combine style and functionality effortlessly.

Bifold doors open onto a large patio and the private rear garden, framing panoramic fell views and creating a natural connection between indoors and out—perfect for enjoying the scenery, relaxing, or entertaining friends and family.

The dining and family spaces feel bright, welcoming, and flexible, with an atmosphere that adapts to everyday life and special occasions alike. Whether it's casual evenings, lively gatherings, or quiet moments together, the room encourages connection and comfort, all bathed in warm, natural light that brings the space to life.

UTILITY ROOM

Discreetly located off the kitchen, with matching cabinetry and appliance space to keep the main living area clutter-free.

LOUNGE

Positioned at the front of the home, the lounge is a spacious, light-filled room perfect for relaxing or hosting guests. Large windows frame views over the landscaped front garden, while Cat 6 cabling and TV points ensure the room is as functional as it is stylish.

DOWNSTAIRS CLOAKROOM

An elegant, well-placed cloakroom just off the entrance hall, designed for style and everyday convenience.

FIRST FLOOR LANDING

A bright and inviting landing connects all five bedrooms and the family bathroom. Flooded with natural light from a picture window, it features elegant oak doors and a striking oak staircase with crisp white spindles, blending practical design with timeless style.

MASTER SUITE

A luxurious master suite, designed for both comfort and style. A private Juliet balcony frames stunning fell views, while the adjoining dressing room

features built-in wardrobes and a dressing table, providing ample storage and a sophisticated space for getting ready. The elegant en-suite shower room offers a calm, private retreat—perfect for unwinding after a busy day. Thoughtful design and refined finishes combine to create a suite that feels truly special, a sanctuary within the home.

BEDROOM 2

A bright and airy second bedroom, located at the front of the property, offering generous space and natural light. Ideal as a comfortable guest room, children's bedroom, or home office, it combines practicality with a welcoming atmosphere, making it a versatile part of the home.

BEDROOM 3

A charming third bedroom at the front of the property, filled with natural light and offering a peaceful outlook. Perfect for a child's room, guest space, or study, it combines comfort and versatility, providing a bright and inviting environment for everyday life.

BEDROOM 4

A spacious fourth bedroom at the rear of the property, enjoying breathtaking fell views and an abundance of natural light. Perfect as a child's room, guest bedroom, or hobby space, it offers a peaceful retreat where the scenery becomes part of everyday life, combining comfort with inspiring surroundings.

BEDROOM 5 / STUDY

A versatile fifth bedroom at the front of the property, filled with natural light and offering a bright, welcoming outlook. Ideal as a home office, guest room, or hobby space, it combines practicality with comfort, providing a flexible area to suit your family's needs.

FAMILY BATHROOM

Generously proportioned and exquisitely designed, this contemporary four-piece bathroom features a full-size bath and a separate walk-in shower. Flooded with natural light, it showcases premium fixtures and a sleek towel radiator, combining style and comfort to create a sophisticated and luxurious space.

DRIVEWAY & GARAGE

The generous block-paved driveway, accommodating 3–4 cars, leads to an integral garage with an electric roller door, offering secure parking and additional storage. An electric point is also provided, ready for an EV charger if required. Conveniently accessed via the utility room, this

space combines practicality with effortless everyday living, perfectly complementing the home's design and functionality.

OUTSIDE - FRONT & BACK GARDENS

Landscaped front gardens and a fully fenced rear garden laid to lawn. The rear patio, accessed from the bifold doors, is perfectly positioned to enjoy the fell views morning and evening.

SPECIFICATION

Every home at High Stile Gardens is designed and finished to a high specification as standard, including:

- *Energy-efficient windows and doors
- *Maryport kitchens with contemporary islands
- *Matching utility room units
- *Integrated Bosch appliances
- *Oak internal doors, with a selection of glazed doors on the ground floor
- *Solid oak staircases with white spindles
- *Bathrooms and en-suites with towel radiators and contemporary fittings
- *Family bathroom includes a full-size bath and separate walk-in shower
- *Burglar alarms fitted as standard
- *Cat 6 cabling to every room, plus TV points
- *Electric roller garage doors
- *External light to the front and rear
- *Block-paved driveways
- *Rear gardens fenced, laid to lawn, and complete with patio
- *10-year new build warranty

VIEWING ARRANGEMENTS

Viewings are available strictly by appointment. Please be aware that, depending on the stage of construction, some plots may not be accessible for viewing until it is safe for the public to enter the site. Your safety is our priority, and we will arrange guided viewings as soon as each property reaches an appropriate stage. In the meantime, we are happy to provide detailed plans, specifications, and regular progress updates to assist you in making an informed decision.

To discuss the development or arrange a viewing, please contact our Whitehaven Office on 01946 693931 or get in touch with Scott Freeman-Wooding directly at 07377 226 428.

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.

MORTGAGE ADVICE BUREAU

Grisdales partners with The Right Advice Cumbria, one of the UK's largest and most highly regarded mortgage brokers, to provide you with expert, personalised mortgage guidance. With access to over 11,000 mortgage products from more than 90 lenders nationwide, we'll help you find the mortgage that best fits your unique needs—whether you're buying your first home, moving, remortgaging, or investing in property.

Please note, your home may be repossessed if you do not keep up repayments on your mortgage. Mortgage advice fees apply and vary depending on your circumstances. Fees can be up to 1% of the amount borrowed, with a typical fee around 0.3%.

To discover how we can support you in making your property dreams a reality, contact your nearest Grisdales office today.

FREE MARKET APPRAISAL

Thinking of moving? Let us help you take the first step with a completely free, no-obligation market valuation of your current home. We'll provide you with an expert appraisal and recommend an asking price that's perfectly tailored to the current market—helping to attract maximum interest and boost your chances of a quick, successful sale.

Contact us today on 01946 693931 and discover how our local knowledge and personalised service can make all the difference to your move.

SURVEYS & VALUATIONS

Your new home should live up to all your dreams and expectations. To ensure your purchase is both a sound investment and a place you'll enjoy with complete confidence, expert advice is essential. At Grisdales, we offer a comprehensive range of survey and valuation services tailored to your needs—each carried out by a qualified Chartered Surveyor with the experience and knowledge you can trust.

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.

FURTHER INFORMATION

For more information, or to discuss the development and available plots in detail, please contact our Land & New Homes Manager, Scott Freeman-Wooding, on 07377 226 428, or call our Whitehaven office on 01946 693931.

NEW BUILD WARRANTY

Each G & AM Lawsom home comes with a 10 year ICW Building Warranty.

NOTES TO BROCHURE

All details in this brochure are based on current design plans and may be subject to change during construction. Photographs and illustrations may include computer-generated images and may not reflect the exact appearance of individual plots. Prospective purchasers are advised to confirm specific designs, specifications, fixtures, and fittings on site and through the selling agents. It is strongly recommended that buyers carry out their own surveys and make independent enquiries. This brochure does not form part of any contract, warranty, or guarantee.

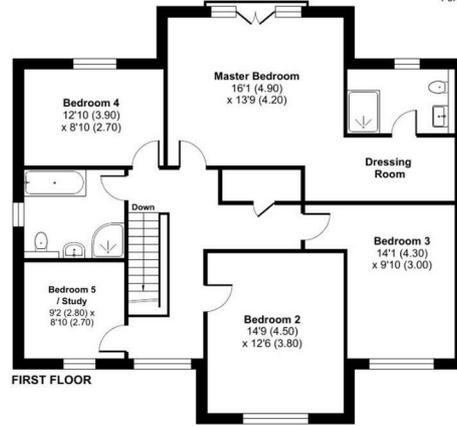
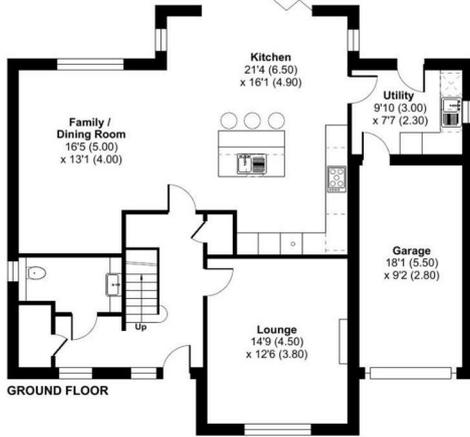
SERVICE CHARGE

A minimal service charge of £200 per year applies, payable only once the development is complete, ensuring the maintenance of communal areas and shared facilities is seamless and hassle-free.

Floorplan

High Stile Gardens, Hensingham, Whitehaven, CA28

Approximate Area = 2179 sq ft / 202.4 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 2345 sq ft / 217.8 sq m
For identification only - Not to scale

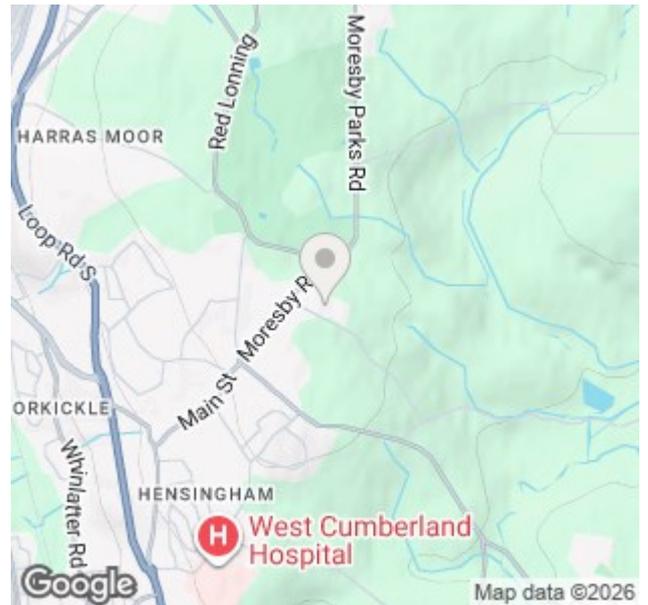


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Gridsales. REF: 1304351

Location



Road Map



Terrain Map

Contact Us

Scott Freeman-Wooding

Land and New Homes Manager



scottfreemanwooding@grisdales.co.uk



07377 226 428



grisdales.co.uk