



New Homes

High Stile Gardens, Hensingham, Whitehaven, CA28 8YT

£525,000

 5  2  2  2179.00 sq ft

Introducing Plot 9 of Phase 2 at High Stile Gardens — available in very limited numbers. This stunning five-bedroom detached home with brick façade & garage enjoys a prime position with breathtaking fell views.

Finished to a high specification as standard, it features a front-aspect lounge and an expansive open-plan kitchen, dining, and family space opening to a raised patio and private garden. Upstairs, the luxurious master suite boasts an ensuite and fell outlook.

Just 3 miles from Whitehaven's harbour and minutes from the Lake District National Park, this is a rare chance to secure an exceptional home in a truly sought-after location.

- Limited Availability
- 5-Bedroom Detached Home
- Stunning Fell Views & Balcony
- Spacious Lounge & Open-Plan Kitchen, Dining & Family Room
- Bi Fold Doors Opening to Raised Patio & Private Garden
- Master Bedroom Suite with Ensuite & Stunning Fell Views
- Garage with Block-Paved Driveway
- High Specification as Standard – Oak Doors, Oak Staircase, Bosch Appliances
- 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, HENSINGHAM, WHITEHAVEN

Limited Release – High Stile Gardens, Phase 2

We're delighted to introduce Plot 9, a beautifully designed four-bedroom detached home in the sought-after High Stile Gardens development. Featuring a handsome brick façade, garage, and a generous layout, this home combines contemporary living with timeless style.

Occupying a prime position with stunning fell views, Plot 9 is just 3 miles from Whitehaven's historic harbour and within easy reach of the Lake District National Park — blending countryside calm with coastal convenience.

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

LOUNGE

14'9 x 12'6

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.

KITCHEN

21'4 x 16'1

The heart of the home is a stunning open-plan kitchen, with dining, and family room. The luxurious kitchen, designed and supplied by Maryport Kitchens, features a contemporary central island—perfect for cooking, dining, and socialising. Premium integrated Bosch appliances include a ceramic electric hob, extractor, single oven, combi microwave, fridge freezer, and dishwasher.

This versatile hub of the home also provides Bifold doors open onto a raised patio, offering panoramic fell views and access to the private rear garden—ideal for alfresco dining or entertaining

OPEN PLAN FAMILY/DINING ROOM

16'5 x 13'1

The spacious family room and dining area create a welcoming space for everyday life and special moments alike. Picture Sunday lunches with the table full of family and friends, the room filled with laughter and conversation. After meals, the family room is the perfect spot to relax together—kids playing, stories being shared, or evenings spent curled up for movie nights. Light streams through, creating a warm, inviting atmosphere that makes every day feel effortless and connected.

UTILITY ROOM

9'10 x 7'7

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

DOWNSTAIRS CLOAKROOM

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

FIRST FLOOR LANDING

A bright and welcoming landing providing access to all four bedrooms and the family bathroom. Featuring elegant oak doors and a striking oak staircase with white spindles, it combines practicality with timeless style.

MASTER SUITE

16'1 x 13'9

A serene and spacious master bedroom designed for comfort and style, complete with a private Juliet balcony framing stunning fell views. The adjoining dressing room provides ample space for wardrobes

and storage, while the luxurious en-suite bathroom creates a private retreat, perfect for unwinding after a busy day. Elegant finishes and thoughtful design combine to make this suite a true sanctuary.

BEDROOM 2

14'9 x 12'6

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

14'1 x 9'10

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

12'10 x 8'10

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

9'2 x 8'10

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, featuring a contemporary four-piece suite, including a separate walk-in shower and a full-size bath. A window fills the space with natural light, highlighting modern fixtures and a towel radiator for added comfort.

DRIVEWAY & GARAGE

The block-paved driveway leads to a garage with an electric roller door, providing secure parking and additional storage.

OUTSIDE - FRONT & BACK GARDENS

Landscaped front gardens and a fully fenced rear garden laid to lawn. The raised rear patio, accessed from the French doors, is perfectly placed 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 raised 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.

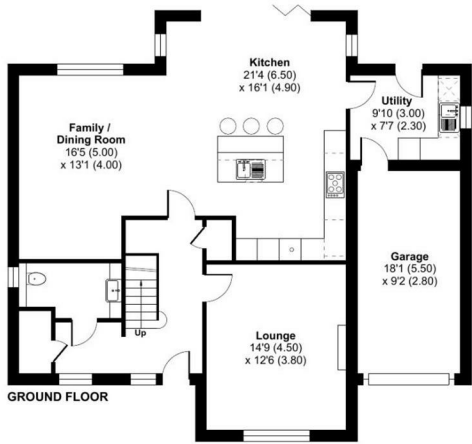
NOTES TO BROCHURE

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

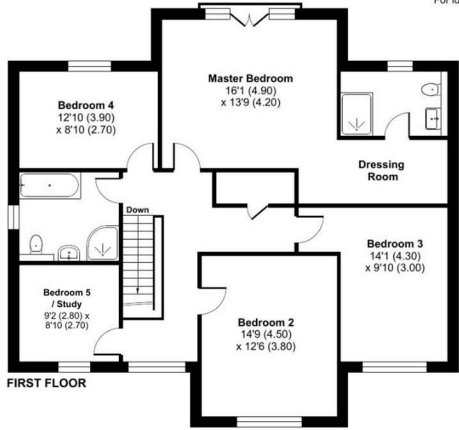
A minimal service charge of £200 per year applies, payable only once the development is complete, ensuring the maintenance of communal areas and shared facilities is seamless and hassle-free.

Floorplan



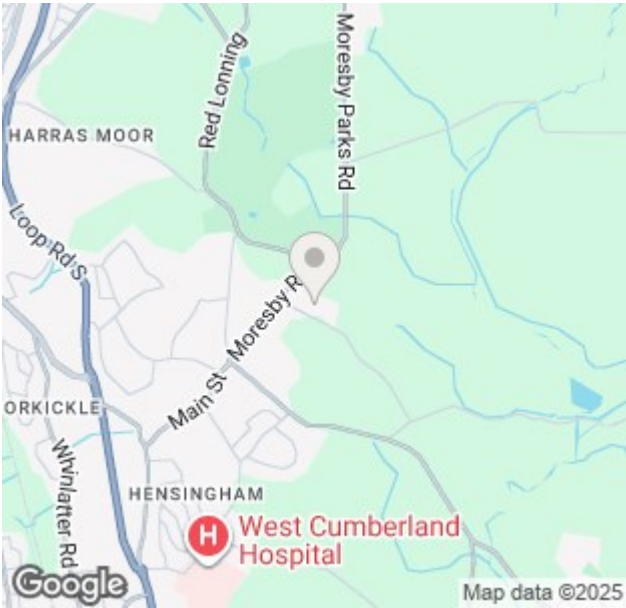
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Approximate Area = 2179 sq ft / 202.4 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 2345 sq ft / 217.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdale. 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