



New Homes

High Stile Gardens, Hensingham, Whitehaven, CA28 8YT

£525,000

 5  2  2  2179.00 sq ft

Executive Five-Bedroom Home

At High Stile Gardens, exclusivity is everything. With only a limited number of each house type available, every home here feels special – and Plot 8 is no exception.

This rendered five-bedroom executive home is designed around modern family life, with generous spaces that flow effortlessly and a high specification finish throughout. The heart of the home is the family dining kitchen with its central island, the perfect place for weekday breakfasts, weekend gatherings, and everything in between. A utility room keeps the day-to-day running smoothly, while a separate lounge provides a quieter space to retreat. A downstairs WC completes the ground floor.

Upstairs, the master bedroom is a sanctuary in itself, with juliet balcony, a private dressing room and en-suite, while four further bedrooms offer flexibility for family, guests, or working from home.

With an integral garage, private driveway, landscaped garden, and fell views as your backdrop, Plot 8 blends elegance, practicality, and high specification design – a rare opportunity within this sought-after development.

- 5-Bedroom Detached Home with Juliet Balcony
- Master Bedroom Suite with Ensuite and Panoramic Fell Views
- Elegant Open-Plan Kitchen, Dining & Family Room with Fell Views
- High Specification as Standard – Oak Doors, Oak Staircase, Bosch Appliances
- Bifold Doors Opening to Raised 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 a life where every day feels like a retreat. At High Stile Gardens, this stunning five-bedroom executive home is more than just a house—it's where family memories are made. Imagine sunny mornings in a spacious kitchen-diner, the heart of the home, where weekend breakfasts turn into laughter-filled family moments. Flow seamlessly into the family room, perfect for movie nights or quiet evenings with a book.

Upstairs, four generous bedrooms and a private study offer space for everyone to live, work, and grow comfortably. The master suite is a sanctuary, a peaceful retreat after busy days. Outside, a garden waiting for summer barbecues, playtime, or simply enjoying the fell views in your own private haven.

All this, just 3 miles from Whitehaven, with local schools, shops, and Lake District adventures on your doorstep. At High Stile Gardens, you're not just buying a house—you're embracing a lifestyle where space, style, and family life come together perfectly.

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.

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

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 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

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 / STUDY

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 sized and thoughtfully designed, this contemporary four-piece bathroom features a full-size bath and a separate walk-in shower. A dormer window floods the space with natural light, showcasing modern fixtures and a stylish towel radiator, creating a bright and comfortable retreat.

DRIVEWAY & GARAGE

The block-paved driveway leads to an integral garage with an electric roller door, providing secure parking and extra storage. Conveniently accessed via the utility room, it combines practicality with seamless everyday living.

OUTSIDE - FRONT & BACK GARDENS

Landscaped front gardens and a fully fenced rear garden laid to lawn. The raised 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 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.

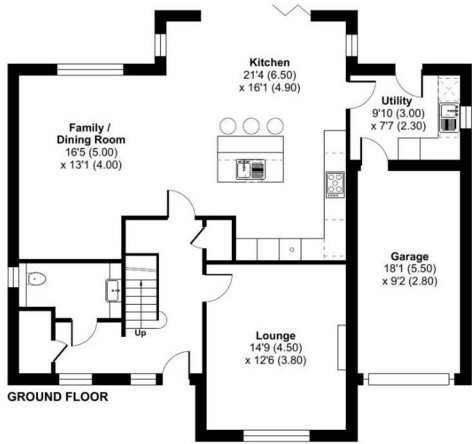
NOTES TO BROCHURE

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

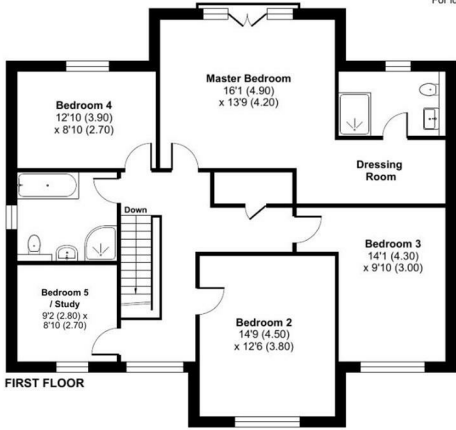
A minimal service charge of £200 per year applies, payable only once the development is complete, ensuring the maintenance of communal areas and shared facilities is seamless and hassle-free.

Floorplan



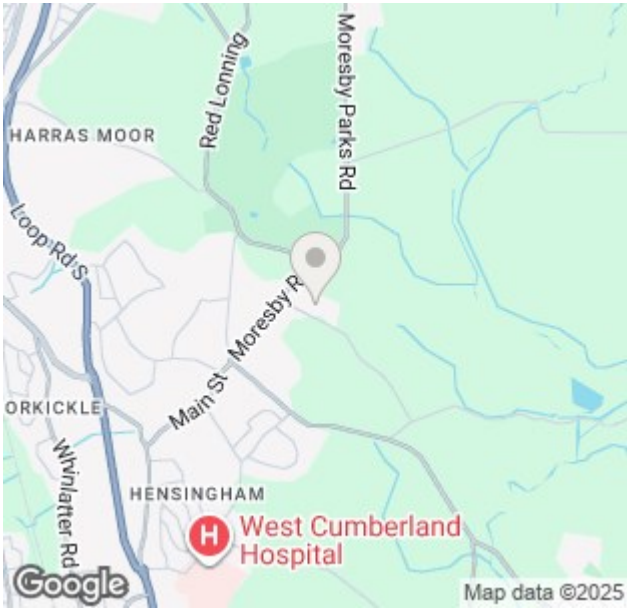
High Stile Gardens, Hensingham, Whitehaven, CA28

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). © richcom 2025. Produced for Girdales. 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