



Elanora, Bransty Road, Whitehaven, CA28 6HD

Guide Price £495,000

PFK



## The Property

Elanora is a striking, architect-designed modern detached home set in one of Whitehaven's most elevated and desirable residential positions. Situated in the sought after Bransty area and boasting truly breathtaking views over the Irish Sea, Whitehaven Marina and the town itself, this unique property offers an outstanding standard of accommodation across two floors, perfect for modern family life, multigenerational living or relocation to the coast.

Thoughtfully constructed by the current owners approximately 12 years ago, the home combines contemporary design with high quality finishes, large open living spaces and an intuitive layout to maximise both functionality and the stunning natural surroundings.

From the moment you step into the welcoming hallway, you're drawn toward the rear of the house where the magnificent open plan kitchen, lounge and dining area takes centre stage. Flooded with natural light and framed by spectacular views, this sociable hub is fitted with a sleek, handleless kitchen, complete with integrated Siemens appliances and island unit. Two sets of patio doors open onto the beautifully landscaped gardens, seamlessly connecting indoor and outdoor living. A second reception room (currently used as a snug) or fifth bedroom is positioned next to a contemporary shower room, ideal for visiting guests or a dependent relative. A separate utility room completes the ground floor.





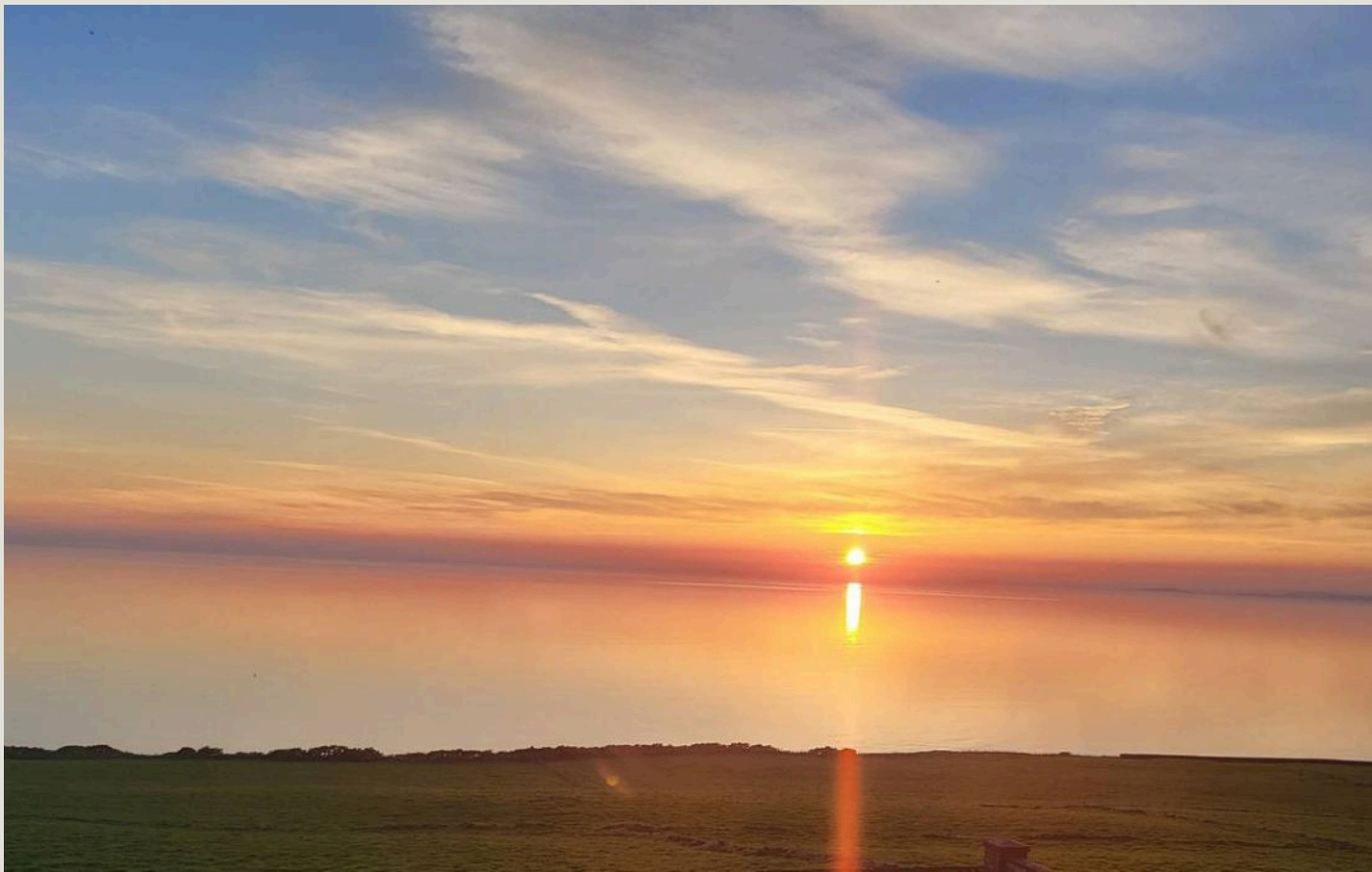
## The Property Continued

Upstairs, the principal bedroom offers a luxurious retreat with its own walk-in dressing room and stylish ensuite bathroom. A further spacious double bedroom features its own private balcony, currently used as a reception space by the owners to fully appreciate the views. Two additional double bedrooms and a family bathroom complete the first floor layout. All bathrooms benefit from underfloor heating.

Externally, the home enjoys private driveway parking for multiple vehicles, an integral garage, attractive lawned gardens to the front and large enclosed rear grounds. The rear garden has been designed for ease of maintenance and is arranged to take full advantage of the stunning vistas, with two separate patio areas perfect for alfresco dining or relaxing with family and friends.

A rare opportunity to secure a beautifully appointed coastal home with commanding views in one of Whitehaven's most coveted locations. Viewing is highly recommended.





## The Location & Directions

Elanora occupies a superb position in the Bransty area of Whitehaven, an elevated coastal setting offering some of the finest panoramic views the town has to offer. Positioned on the fringe of the historic Georgian harbour town, it is within easy walking distance of Whitehaven town centre, the picturesque marina, and a wide range of shops, restaurants, schools, and services. The local area also benefits from excellent transport links, including the A595 for commuting to major employment centres such as Westlakes Science Park and Sellafield. The local railway station provides regular services along the Cumbrian Coastal Line, and outdoor lovers will also appreciate proximity to the Lake District National Park, with Ennerdale and Loweswater valleys just a short drive away.

Council Tax: Band E

Tenure: Freehold

EPC rating TBC

### Directions

The property can be located using either CA28 6HD or What3words///pouch.frock.monks





## ACCOMMODATION

### Entrance Hallway

Approached via stylish composite door with obscured glazed side panel. Downlights, solid oak staircase with glass balustrades leading to first floor accommodation, two storage cupboards, Karndean flooring and doors to accommodation.

### Snug/Bedroom 5

11' 4" x 15' 3" (3.45m x 4.64m)

Currently utilised as a snug, this room could make a great fifth bedroom for use by a dependent relative, being positioned next to the ground floor shower room. Two windows to front elevation, radiator.

### Shower Room

6' 4" x 15' 3" (1.94m x 4.64m)

Fitted with contemporary white three piece suite comprising concealed cistern WC, wash hand basin set on modern vanity unit and large walk in tiled shower cubicle with mains shower. Downlights, ladder radiator and tiled flooring with underfloor heating.

### Lounge/Dining/Kitchen Family Room

16' 0" x 36' 11" (4.87m x 11.26m)

A stunning open plan family living space spans the rear of the property, thoughtfully designed to maximise the spectacular views. The kitchen is fitted with a sleek, handleless design, incorporating a full range of wall, base, and full height units with elegant quartz work surfaces and a matching central island - perfect for entertaining and day to day family life. Premium integrated appliances include a Siemens oven, steam oven, induction hob, full height fridge, dishwasher, and a boiling water tap for added convenience. The space flows seamlessly into a generous dining area with a rear window and patio doors framed by glazed side panels, allowing natural light to flood the room and providing direct access to the garden. The Karndean flooring continues through to a stylish lounge area, complete with a contemporary inset wood burning stove, recessed log storage, and a second set of patio doors that open to the beautifully landscaped gardens.



### Utility Room

7' 8" x 10' 11" (2.34m x 3.32m)

Fitted with a range of modern wall and base units, with worksurface incorporating 1.5 bowl sink and drainer. A fully glazed UPVC door gives access to the gardens, with further door into the garage. Plumbing for washing machine, radiator and tiled flooring.

### FIRST FLOOR LANDING

Spacious landing with oak banister and glass balustrades, large window to front elevation, loft access via pull down ladder, coved ceiling. Doors to accommodation.

### Principal Bedroom

13' 8" x 18' 11" (4.16m x 5.77m)

Impressive principal suite positioned to the rear of the property to take full advantage of the far reaching sea views enjoyed from two large windows, radiator, doors to walk in wardrobe and ensuite bathroom.

### Walk in Wardrobe

12' 5" x 5' 9" (3.78m x 1.75m)

With radiator.

### Ensuite Bathroom

12' 6" x 9' 2" (3.80m x 2.79m)

Fitted with contemporary four piece suite comprising concealed cistern WC, wash hand basin set on high gloss vanity unit, freestanding bath with floor mounted taps and large walk in tiled shower cubicle with mains shower. Downlights, two obscured windows, heated towel rail and tiled flooring with underfloor heating.

### Bedroom 2

18' 10" x 13' 9" (5.73m x 4.20m)

Currently utilised as a second lounge this room boasts a private balcony with glass balustrades, located to the rear of the property to take full advantage of the stunning sea views. Coved ceiling, downlights, radiator and laminate flooring.





### Bedroom 3

11' 5" x 15' 3" (3.48m x 4.64m)

Double bedroom with two windows and radiator.

### Bedroom 4

11' 7" x 15' 7" (3.52m x 4.76m)

Double bedroom with window and radiator.

### Family Bathroom

6' 4" x 15' 4" (1.93m x 4.67m)

Fitted with a luxurious four piece suite incorporating concealed cistern WC, wash hand basin set on floating vanity unit, step up to wet room with mains shower and tiled panel bath.

Downlights, laddered towel rail, tiled walls, obscured window and tiled flooring with underfloor heating.

### ADDITIONAL INFORMATION

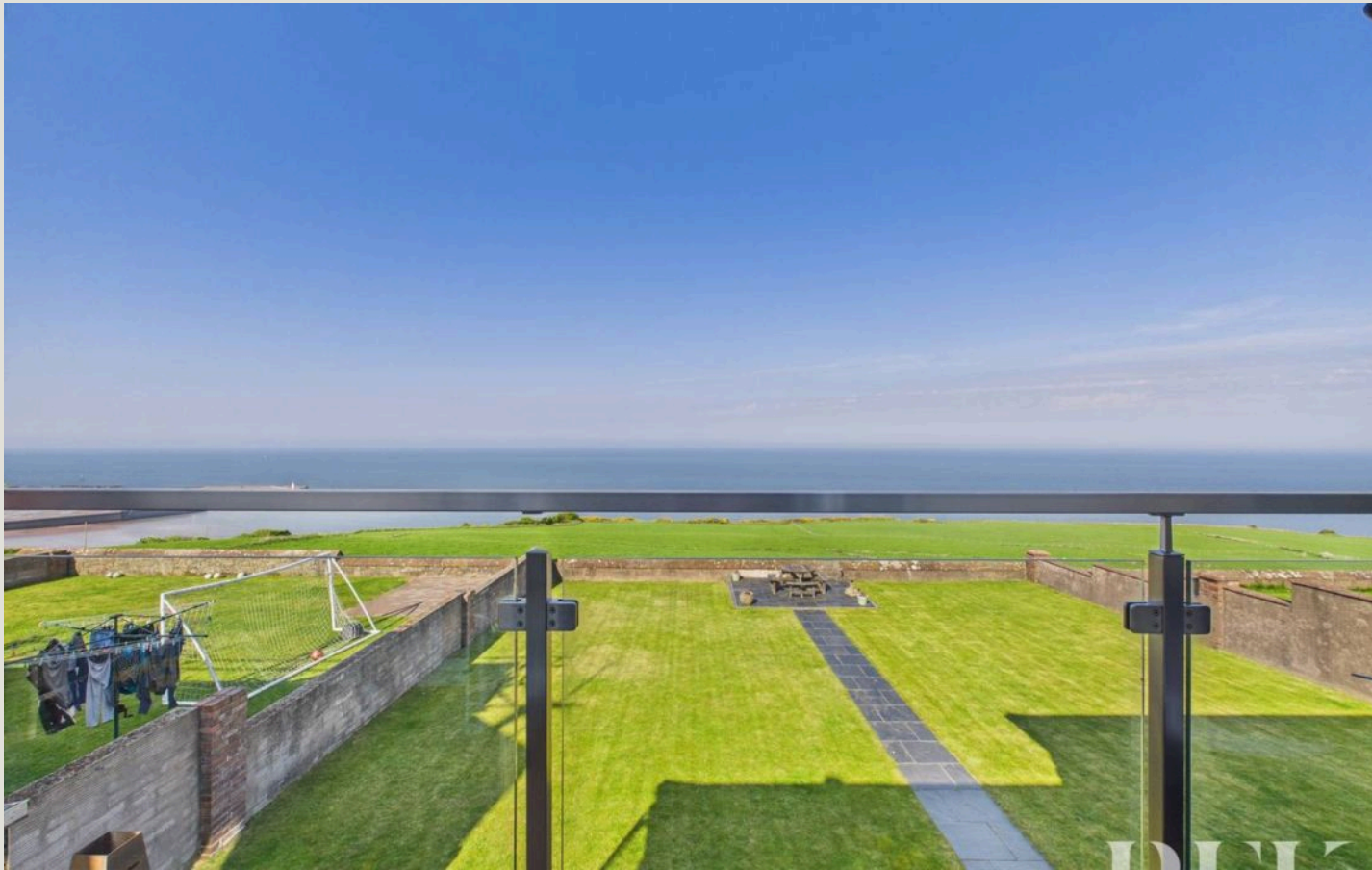
#### Services

Mains gas, electricity, water & drainage. Gas fired central heating, with underfloor heating to the ground floor shower room, family bathroom and en-suite, and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

#### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





## EXTERNALLY

### Front Garden

There is a small walled garden to the front of the property which is laid to lawn.

### Rear Garden

The rear garden has been thoughtfully landscaped to create both a practical and picturesque outdoor space, ideal for family living and entertaining. A paved patio flows directly from the family room, perfect for seamless indoor-outdoor living, and leads onto an extensive, fully enclosed lawn, an ideal and secure setting for children to play. A central paved pathway guides you through the garden to a further patio area, perfectly positioned to enjoy breathtaking views over the Irish Sea and Whitehaven Marina, an exceptional spot for evening drinks or summer dining.

### DRIVEWAY

4 Parking Spaces

There is driveway parking to the front of the property for multiple vehicles, including motorhome or caravan.

### GARAGE

Single Garage

16'2" x 15'2" 4.95 x 4.64 m With electric roller door, power and light.











Floor 0



Floor 1

PFK

Approximate total area<sup>(1)</sup>

2319 ft<sup>2</sup>  
215.4 m<sup>2</sup>

Balconies and terraces

90 ft<sup>2</sup>  
8.4 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS SPMS 3C standard.

DRAFT 360





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

