



1a Hensingham Road, Whitehaven, CA28 8PR

Fixed Price £250,000

PFK

1a Hensingham Road

The Property:

Set in an enviable elevated position on the edge of Whitehaven, this substantial five bedroom detached residence enjoys superb views over the town and is ideally located just a short walk from the town centre, local schools and amenities. With excellent access to the A595, it also offers great road links to nearby towns and employment centres, making it perfectly placed for modern family life.

Having been in the same ownership for many years, and presented for sale with no onward chain, the property now offers an exciting opportunity for a new family to make it their forever home. The spacious and flexible layout extends across three floors, with the ground floor featuring an entrance vestibule, hallway, two large reception rooms to the front enjoying lovely outlooks, a separate dining room opening to the kitchen, and a useful walk-in pantry. A convenient WC is located on the half landing. To the first floor are three generous double bedrooms and a family bathroom, while the second floor provides two further bedrooms and a shower room, ideal for teenagers, guests, or a home office setup. Externally, the property enjoys a lawned front garden and a substantial rear garden with mature fruit trees and two outdoor stores, one housing the boiler.

With its size, setting, and potential, this is a wonderful home for growing families seeking space, convenience, and character close to town.





1a Hensingham Road

Location & directions:

Hensingham Road occupies a desirable position on the edge of Whitehaven, combining convenience with a pleasant elevated outlook. The town centre, schools, and everyday amenities are all within easy walking distance, while the nearby A595 provides excellent transport connections to Workington, Egremont, and the wider west Cumbria region. The area is ideal for families and professionals seeking space, views, and accessibility in one of Whitehaven's most convenient settings.

Directions

The property can be located on Hensingham Road using either CA28 8PR or [What3words///amphibian.fillers.breaches](https://www.what3words.com/#!/amphibian.fillers.breaches)



- Substantial 5 bed det home on edge of town
- Flexible accommodation arranged over 3 floors
- Short walk to Whitehaven town centre, schools, & local amenities
- Lawned gardens to front & rear with mature fruit trees & useful outhouses
- No onward buying chain
- EPC Rating E
- Tenure: Freehold
- Council Tax Band D

ACCOMMODATION

Entrance Vestibule

Approached via UPVC door, with part sloped polycarbonate roof, windows to side and rear, feature tiled flooring, glazed door to hallway.

Hallway

Stairs to first floor accommodation, window to side elevation, radiator, wood effect flooring and doors to accommodation.

Lounge

13' 2" x 12' 2" (4.02m x 3.71m)

Large reception room with beautiful bay window to front overlooking Whitehaven, original cornicing, picture rail, traditional fireplace, radiator and wood effect flooring.

Reception Room

13' 6" x 14' 10" (4.12m x 4.51m)

Large reception room with traditional fireplace, window to front elevation, cornicing, picture rail, radiator and wood flooring.

Dining Room

12' 8" x 9' 7" (3.87m x 2.92m)

Positioned to the rear of the property and opening to the kitchen, with large window to the rear original storage cupboards and radiator.

Kitchen

8' 6" x 10' 1" (2.59m x 3.08m)

Fitted with a range of pine base units with solid wood worksurfacing incorporating a double stainless steel sink and drainer unit, space for cooker and fridge/freezer, door to pantry, tiled splashbacks, window to rear elevation, wooden door leading to the gardens, tiled floor and radiator.



Walk in pantry

7' 10" x 5' 10" (2.39m x 1.79m)

Fitted with a range of shelving and benefitting from a window to rear.

Half Landing

Stairs continuing on to the first floor, window and door to WC.

WC

3' 9" x 5' 9" (1.15m x 1.76m)

Fitted with close coupled WC, small corner wash hand basin, part wood panelled walls, obscured window.

FIRST FLOOR LANDING

Stairs to second floor, doors to accommodation.

Bedroom 1

13' 3" x 13' 3" (4.05m x 4.04m)

Large double bedroom with window to front overlooking the town, picture rail, original feature fireplace, wash hand basin and radiator.

Bedroom 2

13' 5" x 15' 1" (4.09m x 4.61m)

Spacious double bedroom with window to front elevation overlooking the town, feature fireplace, radiator.

Bedroom 3

12' 10" x 11' 2" (3.90m x 3.41m)

Double bedroom with dual aspect windows, feature fireplace and radiator.

Family Bathroom

8' 7" x 6' 0" (2.61m x 1.84m)

Fitted with four piece suite comprising concealed cistern WC, wash hand basin, panelled bath and corner shower cubicle with electric shower. Part tiled walls, two windows and radiator.

SECOND FLOOR LANDING

Doors to bedrooms and shower room.



Bedroom 4

13' 5" x 13' 4" (4.08m x 4.07m)

Double bedroom with part sloped ceiling, window, under eaves storage cupboard and radiator.

Bedroom 5

13' 7" x 14' 6" (4.14m x 4.43m)

Large double bedroom with original fireplace, window and radiator.

Shower Room

4' 8" x 7' 0" (1.41m x 2.13m)

Fitted with wash hand basin and shower cubicle with electric shower, part sloped ceiling and tiled splashbacks.

EXTERNALLY**Garden**

The property is approached via steps leading up to a lawned front garden, with a pathway running to the side and giving access to the substantial rear garden. The rear garden is mainly laid to lawn and features mature fruit trees, raised beds, and attractive sandstone walling that provides both character and privacy. Adjoining the house is a useful undercover store with a doorway allowing access back round to the front of the property, together with two useful storage rooms: Storage Room: Approx. 2.37m x 2.11m – ideal for garden equipment or general household storage. Utility/Boiler Room: Approx. 2.12m x 2.70m – currently used as a utility space and housing the gas boiler.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1983 ft²

184.3 m²

Reduced headroom

54 ft²

5.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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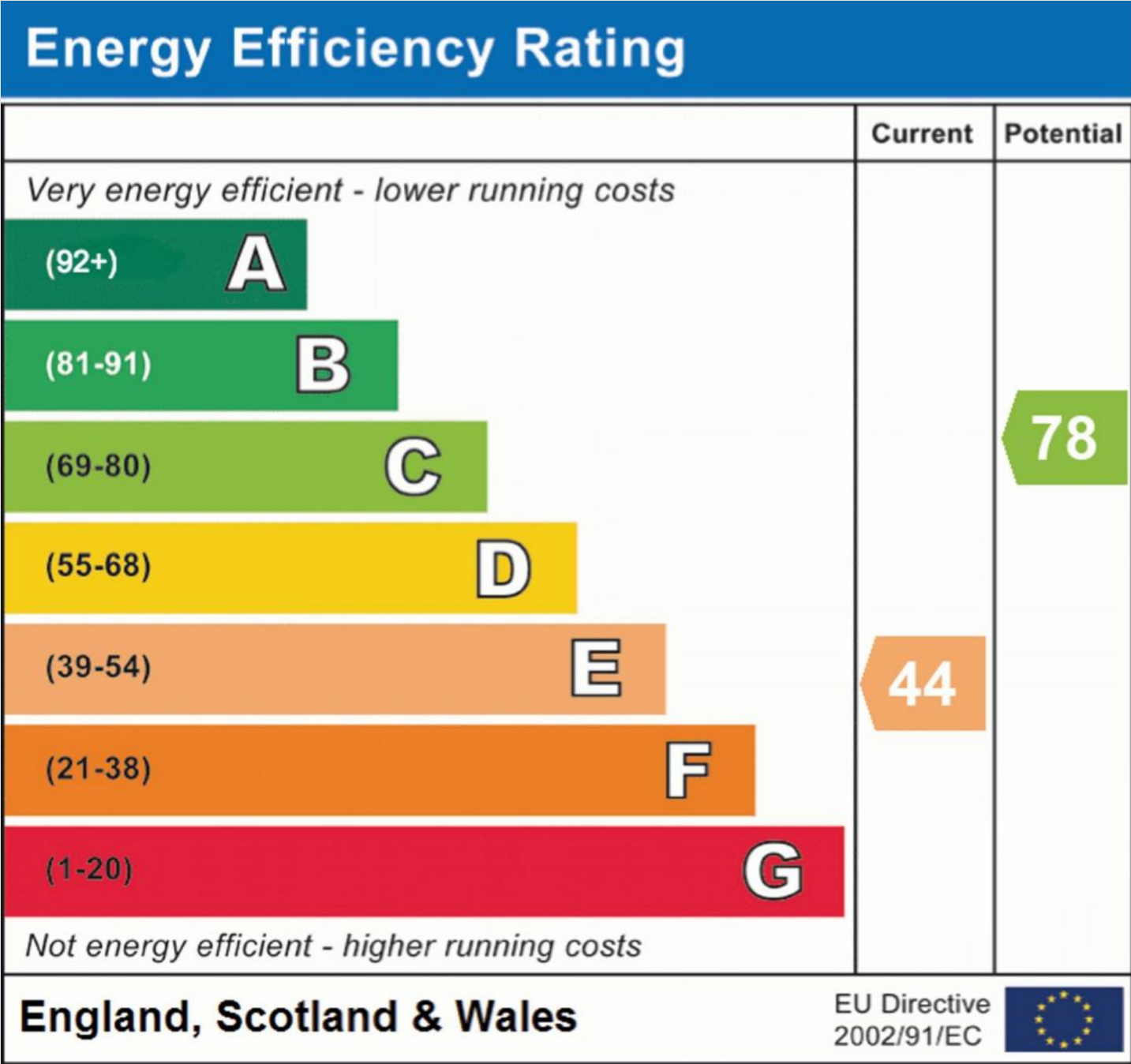
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating 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 Fee Disclosure

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