



5 Pendle Drive, Whitehaven, CA28 7RX

Guide Price **£325,000**

PFK

5 Pendle Drive

The Property:

Located on the sought after Midgley Estate in Whitehaven, this three bedroom detached home sits proudly on an extensive elevated plot that offers truly breathtaking views over Whitehaven and the surrounding landscape. Combining generous accommodation with exceptional outdoor space, the property provides an exciting opportunity for buyers looking for a well maintained home with scope to modernise and make their own.

The professionally landscaped tiered gardens are the showpiece of this property, designed to take full advantage of the elevated position. A composite glass-fronted decked terrace provides a stunning spot to relax or entertain, complemented by a luxury summerhouse complete with sauna and six person hot tub. Several lawned gravelled terraces lead down to a large lawned area, perfect for families or pets, while the adjoining woodland offers a peaceful backdrop teeming with local wildlife. The property also benefits from a double driveway with ample space for a motorhome and two separate garages beneath the house.

Inside, the layout is both practical and inviting, featuring an entrance porch and hallway, spacious lounge, separate dining room with patio doors opening to the rear terrace, kitchen with utility area, and a ground floor shower room. Upstairs, there are three generous double bedrooms, all enjoying fine views, along with a family bathroom and additional WC. While some areas would benefit from cosmetic updating, this home presents a rare chance to secure a substantial property on a highly desirable estate with unbeatable outdoor space and views. Early viewing is strongly recommended to appreciate the setting and potential.





5 Pendle Drive

Location & directions:

The Midgey Estate is one of Whitehaven's most desirable residential areas, offering a quiet, elevated position within easy reach of the town centre. Whitehaven provides a range of shops, restaurants, and schools, alongside its picturesque Georgian harbour and marina. The area benefits from excellent transport links to the A595 and the Lake District National Park, making it ideal for families, professionals, and relocators seeking a balance between convenience and scenic surroundings.

Directions

The property can be located on Pendle Drive using either CA28 7RX or [What3words///crinkled.displays.onion](https://www.what3words.com/crinkled.displays.onion)



- 3 bed detached home on sought after Midgey Estate in Whitehaven
- Extensive elevated plot with panoramic views over Whitehaven
- Scope to update and personalise
- Professionally tiered landscaped gardens with glass-fronted deck, sauna & hot tub
- Generous driveway parking & two garages
- Tenure: Freehold
- Council Tax Band D
- EPC Rating TBC

ACCOMMODATION

Entrance Porch

Approached via UPVC door, glazing to front and side elevations, with further part glazed UPVC door leading to the main hallway.

Entrance Hallway

Stairs leading to first floor with storage cupboard below, which houses the gas boiler and has plumbing for a washing machine, further storage cupboard, coved ceiling, radiator and doors to lounge and kitchen.

Lounge

10' 10" x 16' 2" (3.29m x 4.94m)

A bright reception room with 2 large windows to the side providing fantastic views over the property's grounds and Whitehaven, further window to front, gas fire set in Alston stone fireplace, radiator and door to separate dining room.

Dining Room

10' 10" x 12' 8" (3.30m x 3.86m)

Coved ceiling, sliding French doors leading out on to a paved terrace to the side of the property, radiator, gas fire and door to kitchen.

Kitchen

8' 10" x 17' 9" (2.70m x 5.42m)

Fitted with matching wooden wall and base units with contrasting worksurfacing incorporating 1.5 bowl sink and drainer unit. Space for cooker, dishwasher and fridge/freezer. Coved ceiling, radiator, part glazed UPVC door leading to the gardens, tiled flooring and door to shower room.

Shower Room

3' 8" x 8' 0" (1.11m x 2.45m)

Fitted with 3 piece suite comprising low level WC, corner wash hand basin and PVC panelled shower enclosure with mains shower. Tiled walls, radiator, obscured window and tiled floor.



FIRST FLOOR LANDING

Coved ceiling, loft access (part boarded), window to side elevation, radiator, 2 large storage cupboards and doors to accommodation.

Bedroom 1

16' 10" x 9' 7" (5.14m x 2.92m)

Large double bedroom with window to side providing great views over the gardens across Whitehaven, further window to front elevation, coved ceiling, storage cupboard and radiator.

Bedroom 2

11' 5" x 9' 5" (3.49m x 2.86m)

Double bedroom with coved ceiling, window to side offering fine views, and radiator.

Bedroom 3

12' 11" x 9' 11" (3.93m x 3.01m)

Large double bedroom with dual aspect windows, coved ceiling and radiator.

Family Bathroom

6' 11" x 5' 5" (2.12m x 1.65m)

Fitted with 3 piece suite comprising low level WC, wash hand basin and corner bath with shower over. Obscured window and radiator.

WC

3' 5" x 5' 4" (1.03m x 1.62m)

Low level WC, window and part tiled walls.





Garden

Set on an extensive and beautifully landscaped plot, this impressive home is approached via steps leading through attractive rockery gardens, with a neat lawned area to the side. To the rear, the grounds have been professionally designed for both relaxation and entertaining, featuring a spacious composite decked patio with elegant glass balustrading – the perfect setting for summer BBQs and gatherings. This area also includes a stylish summer house complete with a six person hot tub and sauna, both of which are included in the sale. The side gardens are particularly impressive, thoughtfully landscaped to make the most of the natural contours of the plot. They feature a series of beautifully maintained lawned and gravelled terraces with sleeper retaining walls, and steps leading down to a generous lawned area – an ideal space for children to play and explore, with fruit trees and decorative shrubs throughout. The property backs onto Midgey Gill, a peaceful natural setting that the current owners describe as a haven for wildlife, with deer and red squirrels.

DRIVEWAY

4 Parking Spaces

There is generous driveway parking to the front of the property for several vehicles incl for a motorhome or caravan.

GARAGE

Double Garage

The property benefits from 2 single garages situated below the house. Both with own up and over doors, power and light. Garage 1 – 3.03m x 5.47m (9'11" x 17'11")
belfast sink Garage 2 – 4.29m x 5.03m (14'0" x 16'6")



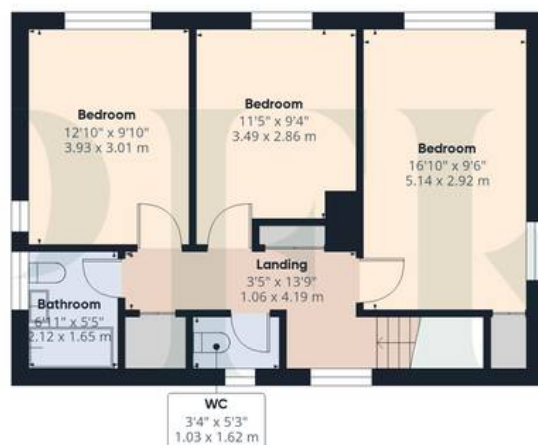




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1550 ft²

143.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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 & 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 : Naphthens 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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