



Orchard House, The Groves, Whitehaven, CA28 8JT

Guide Price £435,000

PFK

Orchard House, The Groves

The Property:

This exceptional four bedroom detached family home enjoys a peaceful position on a small, exclusive development on the edge of Whitehaven town centre. Perfectly placed just off the A595, the property offers excellent access to local schools, employment centres along the west Cumbrian coast and the town itself, while benefitting from a quiet setting shared with only a handful of neighbouring homes. Occupying a fabulous wraparound plot with beautifully maintained gardens, this impressive home is ideal for growing families or buyers relocating to the area in search of both space and convenience.

Beautifully presented throughout, the property offers spacious and versatile accommodation designed with modern family living in mind. A large lounge opens into a delightful sunroom with patio doors leading out to the rear garden, creating a wonderful space to relax and enjoy the outlook. A separate dining room connects seamlessly to the contemporary dining kitchen through glazed wooden doors, making it ideal for both everyday life and entertaining. A further reception room provides excellent flexibility as a study, playroom or ground floor bedroom if required, while a utility room and recently refitted WC complete the ground floor.



Orchard House, The Groves

The property continued....

To the first floor, the impressive principal bedroom benefits from a stylish ensuite shower room, complemented by three further well proportioned bedrooms and a luxurious four piece family bathroom. The ensuite, family bathroom and ground floor cloakroom/WC have all been recently upgraded to a high specification, enhancing the quality finish found throughout the home.

Externally, the property is every bit as impressive as the accommodation within. The beautifully landscaped wraparound gardens feature manicured front lawns with colourful floral borders and an attractive rockery, while the rear has been thoughtfully designed for outdoor living with a spacious patio, steps leading down to a further garden area, an additional patio, lawn and a decked seating area. The current owners advise the rear garden enjoys sunshine throughout the day, creating a wonderful sun trap that is perfect for entertaining family and friends or providing a safe space for children to play. Gated access to the front leads to a generous driveway offering parking for multiple vehicles, alongside a large detached double garage.

Combining a peaceful setting with excellent transport links and amenities close at hand, this is a superb family home that offers the best of both worlds. Viewing is strongly encouraged.





Orchard House, The Groves

Location & Directions:

Ideally positioned on the edge of Whitehaven town centre, the property enjoys easy access to a wide range of shops, supermarkets, cafés and leisure facilities. Excellent primary and secondary schools are within easy reach, while West Cumberland Hospital is only a short drive away. The nearby A595 provides excellent transport links for commuting to employment centres along the west Cumbrian coast, making this an ideal location for both families and professionals.

Directions

The property can be located using either CA28 8JT or W3W///cashew.mingles.warbler

- **Stunning 4 bed det family home.**
- **Peaceful position on a small, exclusive development**
- **4 versatile reception areas including a sunroom**
- **Beautiful wraparound gardens designed for family living & entertaining**
- **Double detached garage & driveway parking for multiple vehicles**
- **EPC rating C**
- **Tenure: Freehold**
- **Council Tax: Band E**



ACCOMMODATION

Entrance Hallway

UPVC entrance door with glazed side panels opens to a welcoming hallway. Stairs to first floor with storage cupboard below, herringbone effect flooring, radiator, doors to accommodation.

Lounge

19' 9" x 12' 5" (6.03m x 3.79m)

Large reception room with intricate coving, dado rail. Gas fire set in contemporary surround with matching hearth and backplate, radiator, glazed patio doors leading into the sunroom.

Sitting Room/Bedroom 5

12' 9" x 9' 7" (3.88m x 2.91m)

Currently utilised as a sitting room, but equally suited to being a home office, or ground floor bedroom. Window to front, coved ceiling, picture rail, radiator.

Sunroom

12' 4" x 8' 5" (3.75m x 2.57m)

Lovely additional reception space with sloped ceiling, windows to rear and side, with patio doors leading out to the rear gardens. Further glazed UPVC door opens to the dining room.

Dining Room

11' 8" x 9' 5" (3.56m x 2.86m)

Coved ceiling, window overlooking the gardens at the rear, radiator, double glazed doors open to the kitchen.



Dining Kitchen

16' 0" x 9' 6" (4.88m x 2.90m)

The kitchen is fitted with a range of contemporary matching wall and base units with complementary work surfacing incorporating a 1.5 bowl ceramic sink and drainer. Electric oven with gas hob and extractor over, integrated dishwasher, fridge and freezer. Space for a small table, doubled glazed doors to the dining room. Windows to side and rear, wood effect flooring, door to utility room.

Utility Room

9' 5" x 5' 2" (2.88m x 1.58m)

Fitted with matching wall and base units with work surfacing and plumbing below for a washing machine and tumble dryer. Stainless steel sink and drainer, part tiled walls, part glazed UPVC door leading to the gardens.

Cloakroom/WC

5' 3" x 2' 9" (1.59m x 0.85m)

Recently fitted concealed cistern WC, wash hand basin set on vanity unit. Vertical radiator, part tiled walls.

FIRST FLOOR LANDING

Bright landing area with window to front, large storage cupboard, loft access, radiator, doors to accommodation.

Principal Bedroom

19' 9" x 12' 4" (6.03m x 3.77m)

Large principal bedroom with dual aspect windows to front and rear elevation, coved ceiling, dado rail, radiator and door to ensuite.

Ensuite Shower Room

6' 2" x 3' 8" (1.88m x 1.12m)

Recently fitted modern suite comprising concealed cistern WC, wash hand basin set on vanity unit, tiled shower cubicle with mains shower. Part tiled walls, vertical radiator.



Bedroom 2

12' 9" x 9' 7" (3.89m x 2.92m)

Double bedroom with window to front and radiator.

Family Bathroom

9' 6" x 9' 5" (2.90m x 2.87m)

Recently fitted with contemporary 4 piece suite comprising concealed cistern WC, wash hand basin set on vanity unit, bath and large, walk in tiled shower with mains rainfall shower. Part tiled walls, obscured window, vertical radiator, wood effect flooring.

Bedroom 3

11' 9" x 9' 5" (3.59m x 2.88m)

Double bedroom with coved ceiling, dado rail, window and radiator.

Bedroom 4

11' 7" x 9' 1" (3.53m x 2.76m)

Coved ceiling, dado rail, window and radiator.





EXTERNALLY

Garden

One of the standout features of this superb home is its exceptional wraparound gardens. To the front, beautifully manicured lawns are complemented by colourful floral borders and an attractive rockery, creating an impressive first impression. The gardens continue around to the rear where a spacious patio leads via steps to a lower garden featuring an additional patio area, lawn and a stylish decked seating area. Enjoying plenty of sunshine throughout the day, the owners advise this is a true sun trap, making it the perfect space for outdoor dining, entertaining guests or providing a safe and secure area for children to play.

Driveway

4 Parking Spaces

The property offers outstanding parking facilities to suit modern family life. Secure gated access leads to a generous driveway providing offroad parking for multiple vehicles

Double Garage

2 Parking Spaces

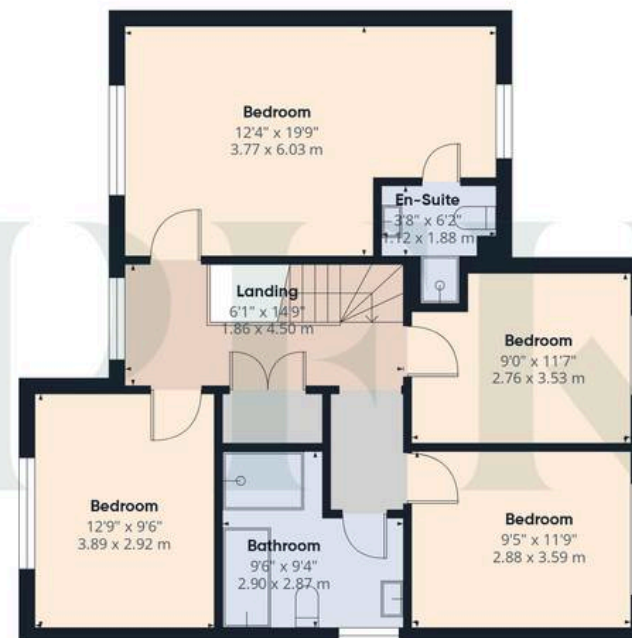
The property benefits from a detached double garage offering additional parking, excellent storage or potential workshop space.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2023 ft²

187.8 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.

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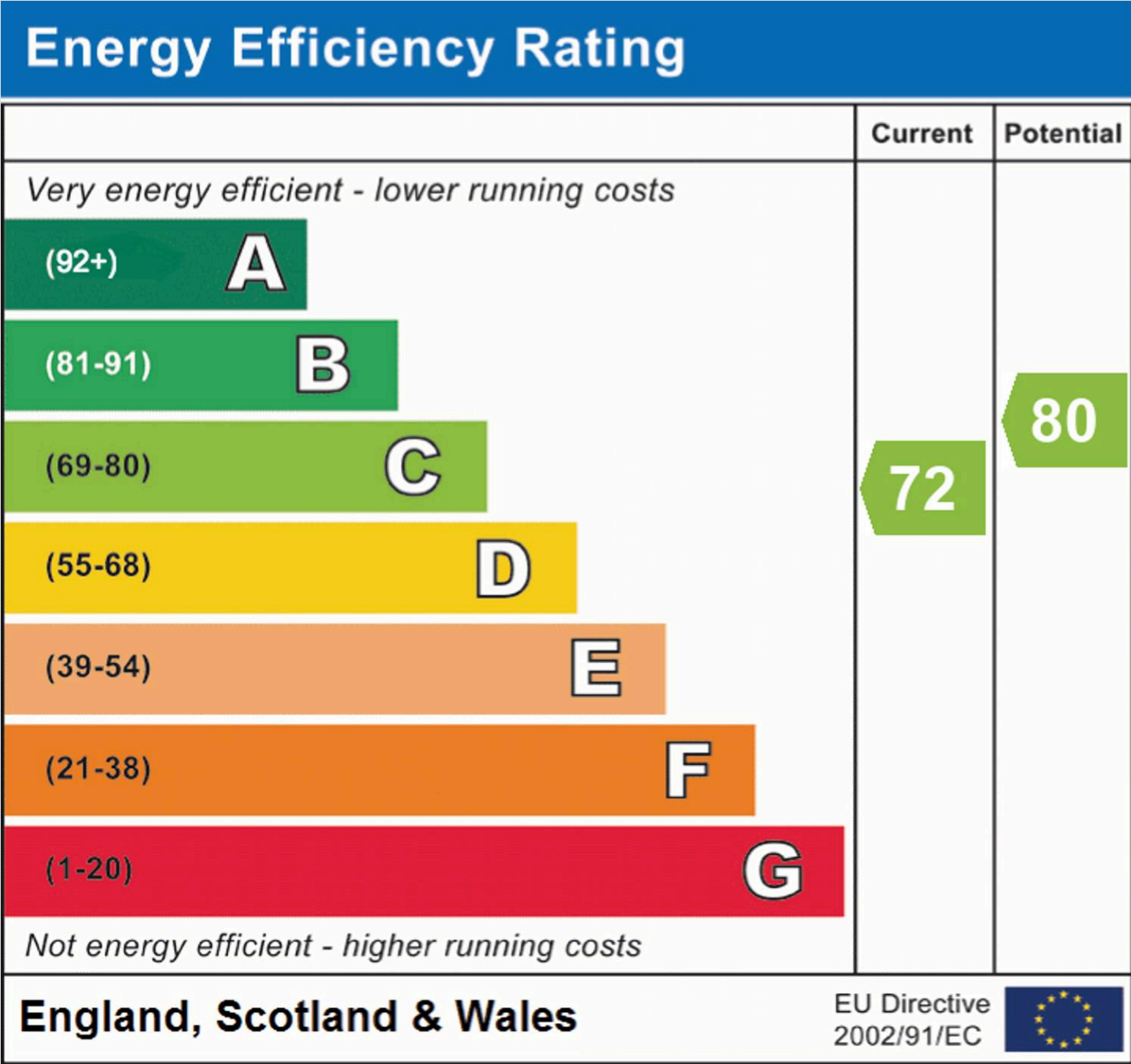
ADDITIONAL INFORMATION

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.

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