



GRISDALES

PROPERTY SERVICES



Plot 11 High Stile Gardens, Whitehaven, CA28 8YT

£400,000

Only 4 Bed House of Phase 2 – Limited Availability

Introducing Plot 7, the first release of Phase 2 at High Stile Gardens — available in very limited numbers. This stunning four-bedroom detached home with brick façade, oak porch, and detached garage enjoys a prime position with breathtaking fell views.

Finished to a high specification as standard, it features a front-aspect lounge and an expansive open-plan kitchen, dining, and family space opening to a raised patio and private garden. Upstairs, the luxurious master suite boasts an ensuite and fell outlook.

Just 3 miles from Whitehaven's harbour and minutes from the Lake District National Park, this is a rare chance to secure an exceptional home in a truly sought-after location.

Helping you find your perfect new home...

www.grisdales.co.uk

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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.

A SOUGHT-AFTER, EXCLUSIVE DEVELOPMENT

Since the launch of High Stile Gardens has established itself as one of the most desirable addresses in Whitehaven. This small, exclusive development of just 21 homes offers exceptional design, elevated views, and a tranquil countryside setting, just 3 miles from Whitehaven's marina and historic harbour.

Each home is crafted by the highly regarded local builder G & AM Lawson, renowned for outstanding quality, attention to detail, and contemporary living spaces. Finished to the highest standards, these homes feature spacious kitchens with large islands, walk-in wardrobes, and built-in storage throughout, combining style, comfort, and practicality for families, professionals, and downsizers alike.

Some plots offer breathtaking views of the Lake District fells, and only a few premium plots remain. With Phase 3 coming soon, High Stile Gardens continues its legacy as a highly sought-after, ultra-exclusive location, offering a rare opportunity to secure a home in one of the area's most prestigious addresses.

LOCATION & WHAT3WORDS

Discover High Stile Gardens, Hensingham, Whitehaven (CA28 8YT) – an outstanding location combining convenience and lifestyle. Situated in Hensingham, residents enjoy easy access to local amenities including shops, healthcare facilities, and recreational spaces. With Mayfield School nearby, it's perfect for families.

Just a short drive away, Whitehaven town centre and its vibrant harbour offer plenty of eateries, bars, shops, and leisure options, perfect for days out or evening entertainment. For commuters and explorers alike, the development provides excellent transport links with easy access to the A595 and Whitehaven railway station, making travel across Cumbria simple and stress-free.

Find Us Easily with what3words: //tidal.rooftop.alerting – perfect for precise directions and hassle-free visits.

LOUNGE

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 DINER FAMILY ROOM

The heart of the home is a stunning open-plan kitchen, 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 patio, offering panoramic fell views and access to the private rear garden—ideal for alfresco dining or entertaining

UTILITY ROOM

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 utility room, designed for style and everyday convenience.

FIRST FLOOR LANDING

A bright and welcoming landing providing access to all four bedrooms and the family bathroom. Featuring elegant oak doors and a striking oak staircase with white spindles, it combines practicality with timeless style.

MASTER BEDROOM

A spacious retreat at the rear of the property with stunning fell views and Juliet Balcony. Complete with a private ensuite featuring a walk-in shower, towel radiator, and premium fixtures, the master bedroom offers both comfort and luxury.

BEDROOM 2

A spacious double bedroom with front-aspect windows, offering plenty of room for wardrobes and furniture — ideal as a guest room or teenager's bedroom.

BEDROOM 3

11'10 x 9'6 (3.61m x 2.90m)

BEDROOM 4

A versatile space with rear-aspect views, perfect for a nursery, study, or cosy single bedroom.

FAMILY BATHROOM

Generously proportioned, featuring a contemporary four-piece suite, including a separate walk-in shower and a full-size bath. With a window filling the space with natural light, highlighting modern fixtures and a towel radiator for added comfort.

DRIVEWAY & GARAGE

The block-paved driveway leads to a detached garage with an electric roller door, providing secure parking and additional storage.

OUTSIDE - FRONT & BACK GARDENS

Landscaped front gardens and a fully fenced rear garden laid to lawn. The raised rear patio, accessed from the French doors, is perfectly placed 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
- *Island Kitchens supplied by Maryport Kitchens
- *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
- *Fitted Wardrobes throughout
- *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

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.

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 693 931 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 Grisdale, 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

Grisdale 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 Grisdale 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 693 931 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 Grisdale, 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 homes in detail, please contact our Land & New Homes Manager, Scott Freeman-Wooding, on 07377 226 428, or call our Whitehaven office on 01946 693 931.

NEW BUILD WARRANTY

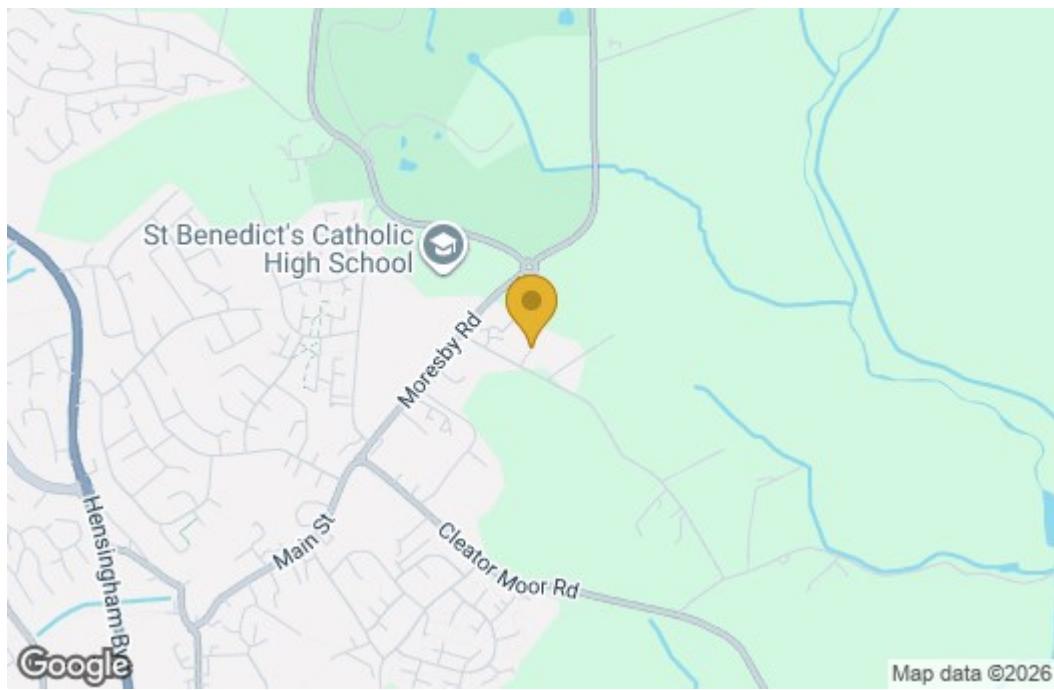
Each G & AM Lawson home comes with a 10 year ICW Building Warranty.

NOTES TO BROCHURE

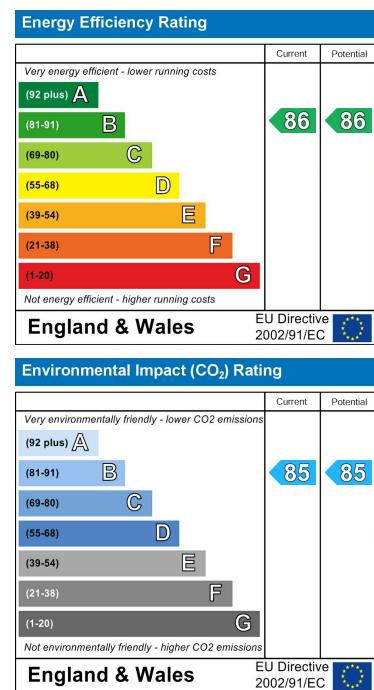
All details in this brochure are based on current design plans and may be subject to change during construction. Photographs and illustrations may include computer-generated images and may not reflect the exact appearance of individual plots. Prospective purchasers are advised to confirm specific designs, 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.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.