

New Homes



## High Stile Gardens, Hensingham, Whitehaven, CA28 8YT

£420,000

 4  2  1  1541.00 sq ft

### LAST 4 BED HOME WITH VIEWS

Introducing Plot 7, at High Stile Gardens. This elegant four-bedroom detached home, with a brick façade, oak porch, and detached garage, occupies a prime position with breathtaking fell views.

Finished to a high specification throughout, the property features a front-aspect lounge and a spacious open-plan kitchen, dining, and family area opening onto a patio and private garden. Upstairs, the luxurious master suite includes an ensuite and a Juliette balcony, offering spectacular fell outlooks.

Just 3 miles from Whitehaven Harbour and minutes from the Lake District National Park, this is a rare opportunity to secure an exceptional home in a highly sought-after location.

- Exclusive Development of 21 Homes by G & AM Lawson
- Spacious Open-Plan Kitchen, Dining & Family Area
- Island Kitchen with Integrated Bosch Appliances
- French Doors Leading to a Large Patio and Private Garden
- Master Bedroom Suite with Ensuite, Fell Views, and Juliette Balcony
- Detached Garage with Electric Roller Door and Block-Paved Driveway
- High-Quality Finish Throughout – Oak Doors, Oak Staircase, Bosch Appliances
- 10-Year Structural Warranty for Complete Peace of Mind



GRISDALES

LAND & NEW HOMES



## Property Details

### 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.

### HIGH STILE GARDENS, HENSINGHAM, WHITEHAVEN

High Stile Gardens, built by G & AM Lawson, is an exclusive development of just 21 all-detached homes in a stunning location just outside Whitehaven. Many properties enjoy spectacular fell views, and with very limited availability, each home offers a rare opportunity to secure a stylish, high-specification property in a sought-after setting. Close to local amenities and just minutes from the Lake District National Park, High Stile Gardens perfectly blends contemporary living with the beauty of the Cumbrian countryside.

### 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.

### ENTRANCE HALL

#### HALLWAY

Framed by an attractive oak porch, the entrance opens into a welcoming hallway that sets the tone for this home's premium finish. Inside, solid oak internal doors, some with elegant glazed panels, allow light to flow. The solid oak staircase with

white spindles adds a classic feature, instantly creating a sense of quality and craftsmanship. There are also convenient storage cupboards, perfectly integrated to keep the space tidy and practical.

### LOUNGE

13'11 x 11'10

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

23'1 x 12'10

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 French doors open onto a raised patio, offering panoramic fell views and access to the private rear garden—ideal for indoor/outdoor living.

### UTILITY ROOM

11'10 x 5'4

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

11'10 x 10'10

A luxurious retreat at the rear of the property, the master bedroom enjoys stunning fell views and a Juliette balcony. It features a private ensuite with a walk-in shower, towel radiator, and premium

fixtures. A built-in mirrored wardrobe adds both style and practicality, providing ample storage while maintaining the room's elegant, airy feel.

### **BEDROOM 2**

12'10 x 10'6

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

A bright double bedroom with front-aspect windows, ideal for a home office, guest room, or additional family bedroom.

### **BEDROOM 4**

12'2 x 8'1

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
- \*Kitchens with contemporary islands 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
- \*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 Grisdales, 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**

Grisdales 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 Grisdales 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 Grisdales, 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 Lawsom home comes with a 10 year ICW Building Warranty.

### **NOTES TO BROCHURE**

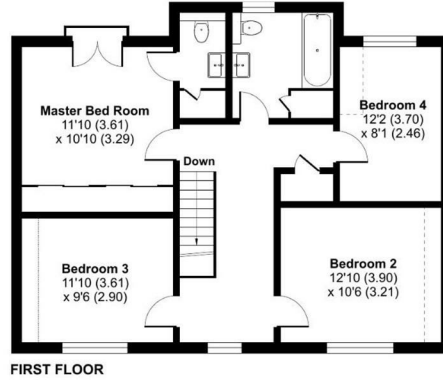
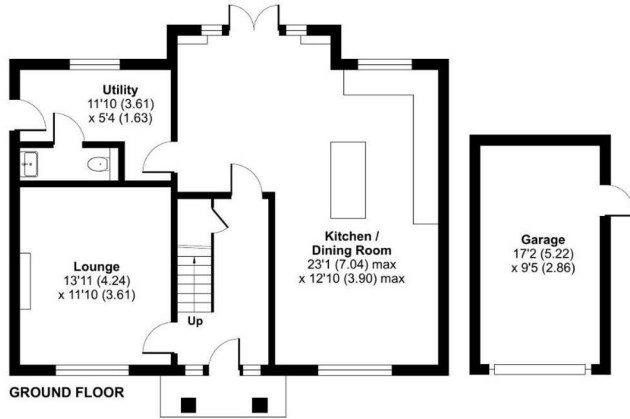
All details in this brochure are based on current design plans and may be subject to change during construction. Photographs and illustrations may include computer-generated images and may not reflect the exact appearance of individual plots.

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.

# Floorplan

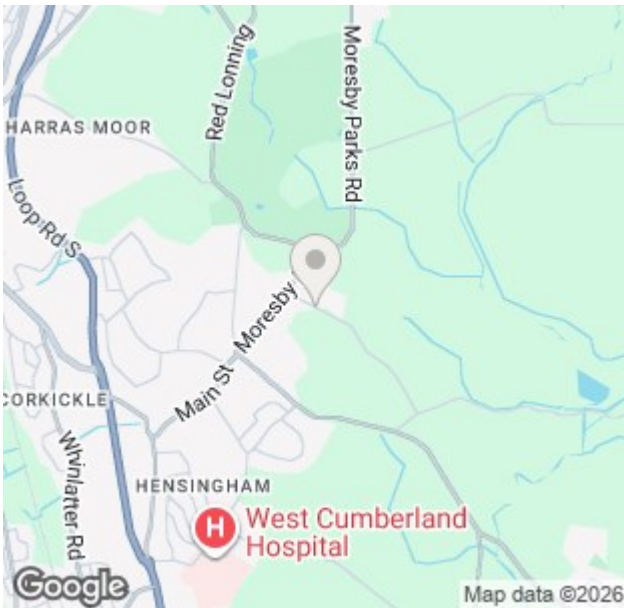
## High Stile Gardens, Whitehaven, CA28

Approximate Area = 1541 sq ft / 143.2 sq m  
Garage = 169 sq ft / 15.7 sq m  
Total = 1732 sq ft / 160.9 sq m  
For identification only - Not to scale

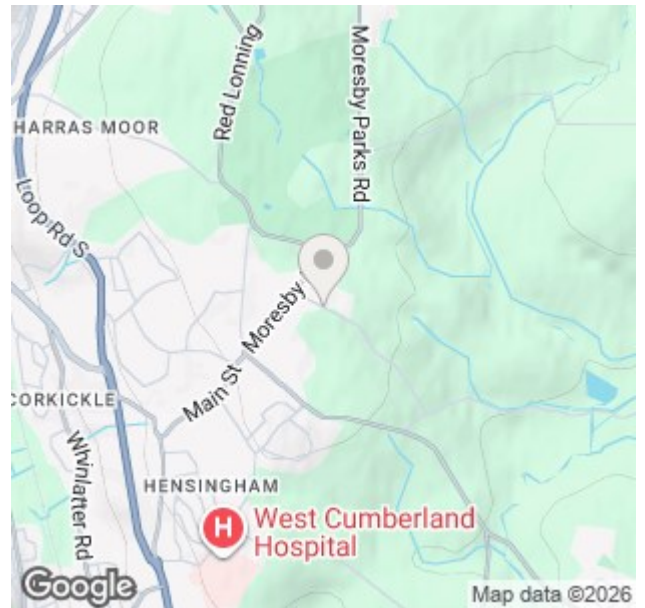


This floor plan was constructed using measurements provided to ©nichecom 2025 by a third party. Produced for Orsdates. REF: 1304006

# Location



Road Map



Terrain Map

## Contact Us

**Scott Freeman-Wooding**

Land and New Homes Manager



[scottfreemanwooding@grisdales.co.uk](mailto:scottfreemanwooding@grisdales.co.uk)



07377 226 428



[grisdales.co.uk](http://grisdales.co.uk)