

New Homes



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

£425,000

 3  2  1  1629.00 sq ft

Move-In Ready – Stylish, Spacious, and Perfect for Entertaining with Fell Views

A rare opportunity to own a 3-bedroom dormer bungalow with two walk-in wardrobes on a prime corner plot within a small, exclusive development by G & AM Lawson. This is the only home on the development with a garden and driveway of this size, featuring a spacious kitchen with a large island, breathtaking fell views, and built-in storage throughout.

Finished to a high specification, this detached home combines the peace of country living with easy access to Whitehaven town centre (3 miles) and the Lake District National Park.

A truly unique and highly sought-after home – book your viewing today before it's gone.

- **MOVE IN READY! 3-Bedroom Dormer Bungalow**
- **Corner Plot with Large Drive & Garage**
- **Stunning Fell Views**
- **Open-Plan Island Kitchen Diner & Utility Room**
- **High-Spec Finish Throughout**
- **Bi-Fold Doors, Bosch Appliances, Oak Doors & Staircase**
- **Ground Floor Bedroom with Dressing Room and Ensuite**
- **Walk-in Wardrobes and Built-in Storage Throughout**
- **Just 3 Miles from Whitehaven Town & Harbour**
- **10-Year New Build Warranty**



GRISDALES

LAND & NEW HOMES



## Property Details

### 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.

### ENTRANCE HALL

Step inside to a warm and welcoming hallway, featuring solid oak internal doors, some with elegant

glazed panels for style and natural light. An oak staircase with white spindles adds a timeless feature, setting the tone for the premium finish throughout the home.

### LIVING ROOM

14'9 x 12'6

A generous, light-filled space designed for both relaxation and entertaining. Positioned at the front of the property, the lounge enjoys views over the landscaped front gardens and benefits from its peaceful setting, quietly tucked into the corner plot. The combination of Cat 6 cabling, TV points, and high-quality finishes ensures both style and modern functionality.

### KITCHEN DINER

21'4 x 16'1

Luxury and exceptional craftsmanship come together in this stunning kitchen, supplied and fitted by Maryport Kitchens. This spacious open-plan kitchen & dining area forms the heart of the home, with a striking contemporary island at its centre — perfect for cooking, dining, and entertaining in style.

Flooded with natural light, bi-fold doors open directly onto a raised patio, perfectly positioned to enjoy stunning fell views while overlooking your private garden — ideal for alfresco dining, entertaining, or relaxing.

Fully equipped with premium integrated Bosch appliances, including a ceramic electric hob, extractor, single oven, combi microwave, 50/50 fridge freezer, and dishwasher, the space blends elegance, convenience, and quality for everyday living.

### UTILITY ROOM

9'10 x 7'7

Discreetly positioned just off the kitchen, this practical yet stylish space features matching cabinetry to complement the kitchen and dedicated appliance space to keep the home tidy.

### DOWNSTAIRS CLOAKROOM

Thoughtfully designed for convenience and style, this elegant cloakroom is perfect for everyday use and visiting guests. Positioned just off the entrance hall, it showcases contemporary fittings and a polished, functional design.

## MASTER BEDROOM SUITE

Master Bedroom 12'10 (3.90 m) x 10'2 (3.20 m)

A generously proportioned retreat at the rear of the property, the master bedroom enjoys fell views and overlooks the garden. Complete with its own private dressing room and luxurious ensuite, it offers the ultimate in comfort and style.

Master Dressing Room (9'2" x 6'3" / 2.80 m x 1.90 m)

An elegant, stylish space featuring fitted wardrobes and a dressing table, with ample storage. The room flows seamlessly into the master ensuite, combining style and practicality in one luxurious area.

Master Ensuite

Beautifully appointed with a contemporary three-piece suite, including a walk-in shower, towel radiator, and premium fixtures for a spa-like feel.

## FIRST FLOOR LANDING

A bright and versatile space, enhanced by a dormer window, providing plenty of natural light. With built-in storage, there's lots of space to store everything you need, including a desk for work or study and room for clothes or other items. The landing also provides access to two further bedrooms and the family bathroom.

## BEDROOM 1

16'5 x 14'7

A bright and airy double bedroom with dormer windows, featuring a spacious walk-in wardrobe fully fitted with open storage for clothes and accessories. Rear aspects provide fell views, creating a peaceful and restful retreat, while the wardrobe adds versatile, practical storage without compromising on style.

## BEDROOM 2

16'5 x 9'2

A generous, light-filled double bedroom with dormer windows and a side window, offering front, rear, and side views. The rear aspect captures stunning fell scenery, making it ideal as a guest room, teenager's retreat, or home office. The room comes complete with fitted wardrobes and a dressing table, providing stylish and practical storage.

## FAMILY BATHROOM

Generously proportioned, featuring a contemporary four-piece suite, including a separate walk-in shower and a full-size bath. A dormer window fills the space with natural light, highlighting modern fixtures, a towel radiator for added comfort, and a wall of fitted built-in storage for towels, toiletries, and essentials.

## DRIVEWAY & GARAGE

The home sits on a large corner plot with a spacious block-paved driveway capable of accommodating 4-6 cars, and a lawn leading to an integral garage with an electric roller door, conveniently accessible directly from the utility room. This arrangement provides secure, effortless access while enhancing the property's premium exterior and high-spec finish.

## OUTSIDE - FRONT & BACK GARDENS

Each home benefits from landscaped front gardens and fully fenced rear gardens laid to lawn. The raised rear patio, accessible from the kitchen diner, captures stunning fell views — ideal for alfresco dining, relaxing, or entertaining. External lighting ensures these spaces are inviting and usable in the evenings.

## 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 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.

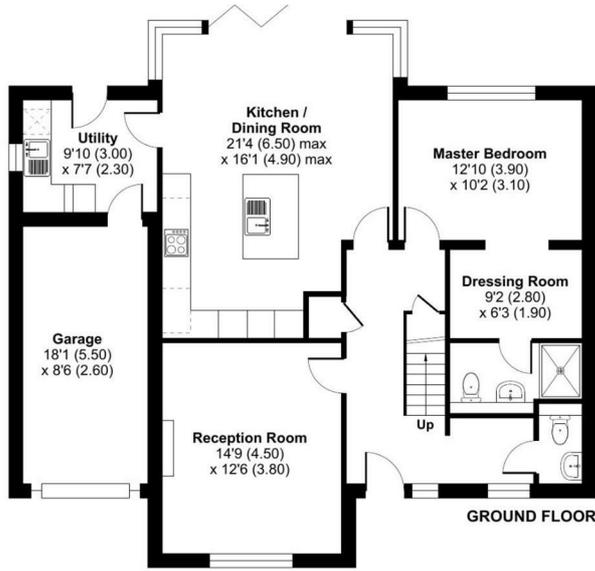
### **NEW BUILD WARRANTY**

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

### **NOTES TO BROCHURE**

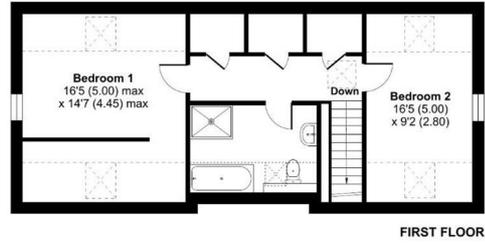
All details in this brochure are based on current design plans and may be subject to change during construction. Photographs and illustrations may include computer-generated images and may not reflect the exact appearance of individual plots. Prospective purchasers are advised to confirm specific designs,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



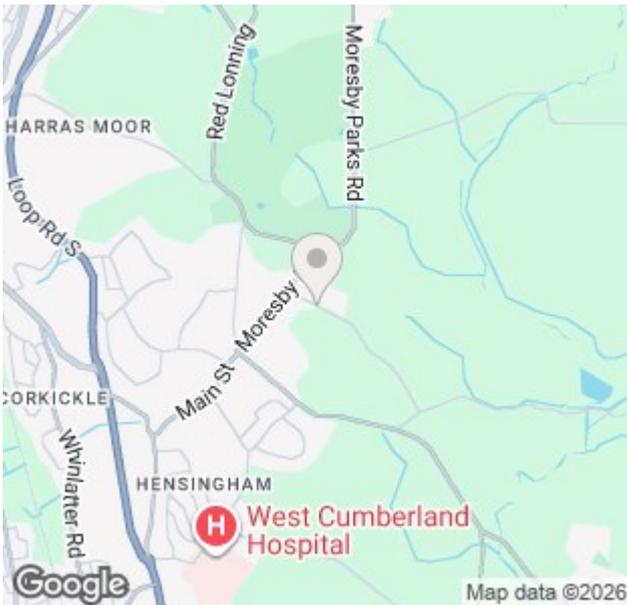
## High Stile Gardens, Cumbria, CA28

Approximate Area = 1629 sq ft / 151.3 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1794 sq ft / 166.7 sq m  
 For identification only - Not to scale

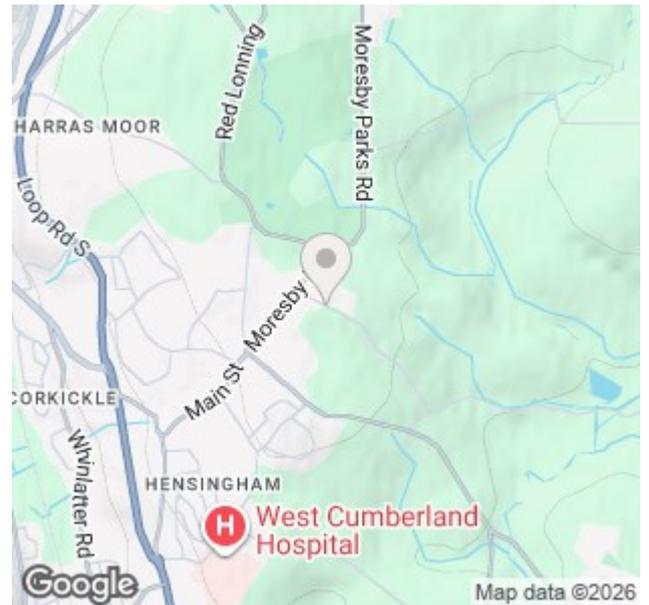


This floor plan was constructed using measurements provided to © nrdhcom 2025 by a third party. Produced for Gridsales. REF: 1304055

# Location



Road Map



Terrain Map

## Contact Us

**Scott Freeman-Wooding**

Land and New Homes Manager



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