



**8 West View, Hensingham, CA28 8QY**

Guide Price **£195,000**

**PFK**

## 8 West View

### The Property:

Tucked away in a peaceful setting off the main street, this charming three bed semi-detached home on West View offers a wonderful blend of privacy and convenience. With only a handful of neighbouring properties and Hensingham Primary School located just behind, it's an ideal choice for young families.

Inside, the home is well presented with a warm and inviting feel throughout. The entrance porch leads into a cosy lounge, featuring a beautiful gas stove designed to resemble a wood burner, creating a charming focal point. The lounge flows seamlessly into the dining area, providing a sociable space for family meals, while the modern dining kitchen, complete with patio doors opening to the rear garden, is perfect for entertaining.

Upstairs, the first floor boasts a spacious principal bedroom alongside a stylish four piece family bathroom. A further staircase leads to the second floor, where two additional well proportioned bedrooms provide excellent flexibility for growing families or home office space. Outside, the large landscaped rear garden is a standout feature, offering a mix of lawn and patio areas to enjoy, making this home an excellent choice for those seeking both indoor comfort and outdoor space.

The property is offered for sale chain free, making it a fantastic opportunity for those looking for a smooth move.





## 8 West View

### Location & directions:

Nestled in a quiet position off the main street, West View offers the perfect balance of tranquillity and convenience. Hensingham Primary School is located just behind the property, making school runs effortless for families. Whitehaven town centre, with its shops, cafés, and marina, is just a short drive away, while the nearby A595 provides excellent connections to major employment hubs, including Sellafield and West Cumberland Hospital. With local amenities close at hand and easy access to surrounding towns and the stunning Lake District National Park, this location is ideal for those seeking both convenience and a great community feel.

### Directions

The property can be located using either CA28 8QY or  
What3words///mountains.attention.storms

- 3 bedroom semi detached family home
- Offered for sale with no onward chain
- Ideal for first time buyers or relocation
- Tenure: Freehold
- Council Tax: Band A
- EPC rating E



## ACCOMMODATION

### Entrance Porch

5' 8" x 6' 10" (1.73m x 2.09m)

Upvc door leading to a delightful entrance porch with exposed brickwork, double glazed windows to front and side elevation, and further upvc door to lounge.

### Lounge

10' 11" x 15' 0" (3.34m x 4.57m)

Cosy lounge with attractive gas stove set on tiled hearth, dual aspect windows to front and side elevation, both with fitted shutters, radiator, wood effect floor. Opens to a separate dining area.

### Dining Area

12' 0" x 8' 10" (3.65m x 2.70m)

With recessed shelving and feature tile effect floor.

### Inner Landing

Stairs leading to first floor, modern radiator, wood effect flooring, door to dining kitchen.

### Dining Kitchen

14' 5" x 15' 2" (4.39m x 4.62m)

A beautiful room and the real heart of this home, fitted with modern kitchen comprising matching wall and base units with contrasting wooden work surfacing incorporating composite sink and drainer unit, large central island unit with seating, integrated dishwasher, space for range style cooker, space for dining table or sofa with patio doors and separate UPVC obscure glazed door leading out to gardens, wood effect flooring, vertical laddered radiator, space for fridge freezer. Glazed roof light and internal window into lounge diner.

### FIRST FLOOR LANDING

Bright half landing with large window to rear elevation which overlooks the gardens, leads to first floor landing which has stairs continuing to second floor. Doors to principal bedroom and family bathroom.



### Principal Bedroom

Large double bedroom with dual aspect windows to front and side elevations, coved ceiling, decorative picture rail, radiator and exposed wooden floorboards.

### Bathroom

11' 5" x 8' 10" (3.48m x 2.68m)

Large family bathroom with 4 piece suite comprising low level WC, traditional wash hand basin, free standing roll top bath with floor mounted taps, and large walk in shower with mains rainfall shower. Quadrant tile splashbacks, large storage cupboard, part obscured window to rear elevation, exposed wooden floorboards, Victorian style radiator.

### SECOND FLOOR LANDING

A bright half landing with window to rear leads to second floor landing. Benefitting from a large storage cupboard, with doors to bedrooms 2 and 3.

### Bedroom 2

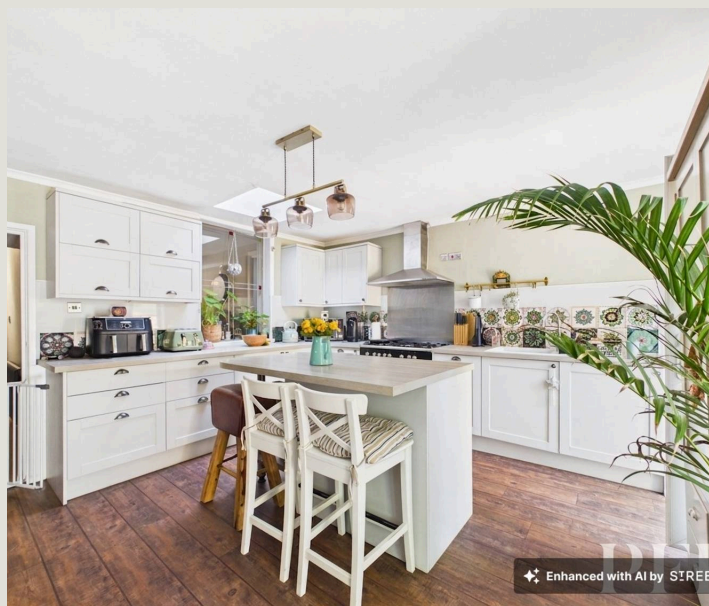
11' 3" x 14' 11" (3.44m x 4.55m)

Large double bedroom with attractive exposed sandstone wall, dual aspect windows to front and side elevations, radiator.

### Bedroom 3

11' 4" x 9' 4" (3.45m x 2.85m)

Rear aspect window overlooking gardens, radiator, exposed floorboards.



## EXTERNALLY

### Front Garden

There is a small flagged courtyard area to the front of the property. Side access leads to the rear gardens.

### Garden

The property benefits from large tiered gardens to the rear, which have been thoughtfully designed to offer a variety of areas for relaxation and entertaining. The patio doors from the dining kitchen lead onto a paved seating area, with steps leading up to an additional paved terrace and a useful outhouse. A well maintained lawn sits alongside a charming wildflower garden, creating a picturesque setting. Further up, a dedicated entertaining space features a patio with a pergola and decking, ideal for social gatherings. At the top of the garden, a spacious concreted area provides access to another outhouse and a separate, beautifully positioned summer house.





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1222.37 ft<sup>2</sup>  
113.56 m<sup>2</sup>

**Reduced headroom**

12.56 ft<sup>2</sup>  
1.17 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

**ADDITIONAL INFORMATION**

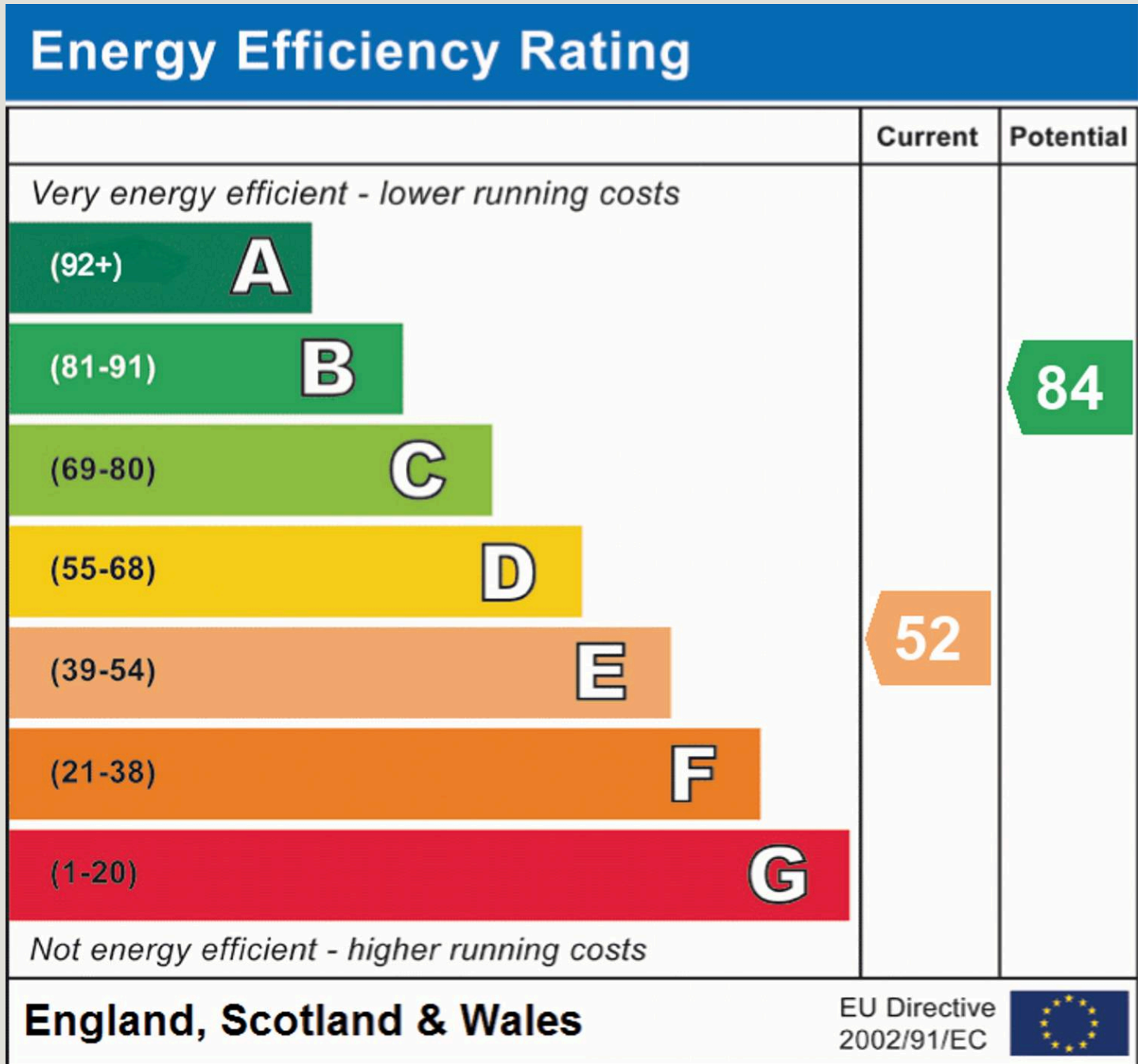
**Services**

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral Fee Disclosure**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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