



6 Hensingham Road, Whitehaven, CA28 8PR

Guide Price £400,000

PFR

6 Hensingham Road

The Property:

A handsome detached Victorian home, thoughtfully refurbished to bring together generous, flexible living space and a wealth of period character. Original features include patterned tiled floors, stained glass windows, original floorboards, stripped wood doors, cast iron radiators, cornicing and picture rails, complemented by contemporary fittings throughout.

The original front door opens into a tiled porch and welcoming hallway, where stained glass lends colour and light. A cosy front snug features a multifuel stove and stripped wood flooring. Across the hall, two reception rooms have been opened into an impressive double reception space, with a stove at one end and plenty of room for both relaxing and entertaining.

At the heart of the home, the spacious kitchen/breakfast room, which is fitted with contemporary units, wooden work surfaces, a dual fuel range cooker and integrated appliances. Underfloor heating adds comfort, while French doors open directly onto the terrace. A ground floor WC and a further garden entrance complete this floor.

Upstairs, the landing is brightened by a striking stained glass window on the half landing. The principal bedroom has stripped wood flooring and an en-suite shower room. Three further double bedrooms and a single bedroom - ideal as a nursery or study - provide flexible accommodation.



6 Hensingham Road

The Property continued...

The family bathroom is a standout feature, with an original ball and claw foot roll top bath, walk-in shower with rainfall head and traditional detailing. A separate WC completes the first floor.

Outside, a partly covered parking area provides space for two cars. Steps lead to a decked seating area by the front door and a lawned front garden. A side gate and paved path lead through to the generous, secluded rear garden, where a large decked terrace steps up to a further lawn, planted borders and a flagstone terrace with stone seating. Stone boundary walls add to the garden's sense of privacy.

- Detached Victorian home
- Wealth of period character
- No onward chain
- 5 bedrooms
- Large rear garden
- EPC Rating TBC
- Tenure: freehold
- Council Tax: Band TBC





6 Hensingham Road

Location & Directions:

Hensingham is a well served suburb to the south east of Whitehaven, a Georgian coastal town with a revitalised harbour, independent attractions and access to the popular C2C Cycle Route. Local amenities include a convenience store and several pubs, while Whitehaven offers a wider choice of shops, supermarkets, restaurants and leisure facilities. Workington and Cockermouth provide further amenities, with Carlisle offering extensive shopping, cultural and recreational options. The area has a good choice of primary, secondary and sixth form schools. The A595 provides road links towards Carlisle and the M6, while Carlisle railway station offers services to cities across the UK. The property is also conveniently placed for Sellafield and other employment centres.



Directions

The property is easily found on Hensingham Road. It is number 6, and the postcode is CA28 8PR.

ACCOMMODATION

Entrance Hall

The entryway retains a wealth of original character, including a patterned tiled floor, cast iron radiators and an original wooden front door. A wooden door with stained glass panels separates the entrance porch from the hallway. Two storage cupboards, one in the hallway and one under the stairs add convenience.

Living Room/Dining Room

26' 8" x 13' 9" (8.12m x 4.20m)

A spacious reception room extends from the front to the back of the house, with large windows at either end and an additional window to the side. Original floorboards, exposed wooden features and a log burning stove set on a red tiled hearth add warmth and character. There is ample room for a lounge area and an eight seater dining table.

Further Reception Room

13' 7" x 13' 9" (4.15m x 4.19m)

A second reception room offers a cosy snug, with a log burning stove, original floorboards and a window to the front elevation. Smaller than the main reception room, it provides a welcoming space to relax.

Downstairs WC

Breakfasting Kitchen

18' 3" x 9' 2" (5.56m x 2.79m)

The kitchen is fitted with a mix of anthracite grey and wooden cabinetry, complemented by oak worktops and a central island with breakfast bar seating. There is an integrated fridge freezer and dishwasher, a range cooker set into a sandstone surround, and space for a washing machine. Part tiled walls, a side facing window and a 1.5-bowl sink with mixer tap and flexible spray tap complete the practical features. Glazed doors open onto the patio, while a separate door provides access to the rear of the property. A cupboard houses the heating system, and the ground floor WC is located nearby.



LANDING

The first floor landing features a stained glass window and cast iron radiators. Steps lead to two separate areas: one with a bedroom and WC, and the other with the remaining four bedrooms and the main bathroom.

Bedroom 1

8' 9" x 9' 4" (2.67m x 2.85m)

Double bedroom with character features and views to the rear.

Upstairs WC

With original tiling.

Bathroom

9' 6" x 12' 7" (2.89m x 3.83m)

The bathroom has tiled flooring, an obscured side facing window and a heated towel rail. The four piece suite comprises a roll top cast iron bath, WC, washbasin and walk-in shower with a flush floor level tray.

Bedroom 2

13' 11" x 13' 1" (4.25m x 4.00m)

Large double bedroom with character features and views over Whitehaven.

Ensuite Shower Room

4' 7" x 8' 2" (1.39m x 2.50m)

The ensuite shower room has tiled flooring and a three piece suite comprising a WC, washbasin and shower cubicle, with built-in shelving.

Bedroom 3

13' 11" x 13' 0" (4.23m x 3.97m)

Large double room with character features and views over Whitehaven,





Bedroom 4

12' 3" x 12' 11" (3.73m x 3.94m)

Large double room with character features and views to the rear.

Bedroom 5

8' 11" x 5' 10" (2.71m x 1.79m)

Single room (currently used for storage) with views over Whitehaven.

EXTERNALLY

Garden

To the front of the property there is a partly covered parking area with space for two cars. Steps beside the parking area lead up to the front garden where there is a decked area at the front door together with an area of lawn. A side gate and paved path lead to the back garden where there is a large, secluded decked terrace with steps leading up to a further lawned garden, planted borders, flagstone terrace with stone seating area and stone boundary walls.

OFF STREET

2 Parking Spaces







Floor 0

Approximate total area⁽¹⁾

1955 ft²

181.4 m²



Floor 1



(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

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- 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.

Services

Mains electricity, water & drainage. Gas central heating. 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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