



RHEDA CROSS | RHEDA PARK | FRIZINGTON | CUMBRIA | CA26 3TA

PRICE £565,000





SUMMARY

Once in a while something special comes to the market, offering huge potential and all sorts of possibilities. Rheda Cross is one such listing. Built on the site of the original Rheda Mansion, this 1960's architect designed detached bungalow on Rheda Park gets the heart beating faster and the brain working overtime just thinking about all the options for a site of these proportions in such a sought after location. Do you demolish the existing property and re-build, enjoying a life of nature and tennis? Do you lovingly renovate what is already here? Or do you apply for planning to put a number of plots onto the site, and develop it on a bigger scale... Currently the bungalow offers four bedrooms and three reception rooms, with a detached double garage by the roadside. To one side there is a tennis court and the original mansion steps lead down from here to an area of land which has lapsed planning permission, but clearly has potential to reinstate. To the rear there is an expansive lawn with Ha-ha, woodland and a stable block. If the bungalow was demolished we feel sure the site would accommodate a number of detached dwellings (subject to planning approval). Of course, all these options are a big undertaking but when you look at how the ruined Coach houses on Rheda Park turned out, its hard not to get excited about this place.

EPC band TBC

ENTRANCE

A covered parking drop off area at the front of the property provides access to a glazed door and windows into porch

ENTRANCE PORCH

Double cupboard, door and two windows leading into hall

ENTRANCE HALL

A generous hall with doors to rooms, opening into dining room, three windows to front, two double cupboards, each with twin doors, further built in cupboard

DINING ROOM

Double glazed window to side, sliding double doors open into living room, door to kitchen, space for family table and chairs, radiator, wooden flooring

LIVING ROOM

A generous room with high ceiling and a glazed end wall with sliding double glazed patio doors to garden, plus other windows to rear, fireplace with copper style hood and slate hearth, wood flooring, radiator

KITCHEN/BREAKFAST ROOM

Fitted base and wall kitchen units with work surfaces, single drainer sink unit, integrated dishwasher, space for washing machine and cooker, double glazed door to garden, four double glazed windows to rear, breakfast area with space for table, tiled flooring. Doors from hall and dining room

STUDY/BEDROOM 5

Accessed from the en-suite bathroom with double glazed window to rear, radiator

EN-SUITE BATHROOM

Double glazed window to rear, panel bath, bidet, hand wash basin, low level WC. Door to study/bedroom 5

BEDROOM 1

Window to rear, radiator, door to en-suite

EN-SUITE

Including mini bath, bidet and hand wash basin, built in cupboard, further cupboard with sliding doors

BEDROOM 2

Double glazed window to front, two sets of built in double wardrobes, radiator

BEDROOM 3

Double glazed window to side, radiator

BEDROOM 4

A double aspect room with double glazed windows to side and rear, radiator, built in wardrobe with sliding doors

BATHROOM

Double glazed window to side, panel bath with thermostatic shower unit and screen, sink unit in worktop with cupboard and drawers under, bidet, low level WC. Tiled walls and floor.

GROUND AND GARDENS

The property occupies an extensive and private plot, formerly part of the original Rheda Mansion. Several historic features remain, including dressed sandstone walling, garden steps and the Lacon Cross, a listed medieval stone monument. At the roadside is a detached double garage, with a driveway leading to the house and forming a carriage sweep with turning circle and covered drop-off. To one side is an enclosed tennis court with a path continuing to the lapsed building plot. The main gardens lie to the side and rear, with a patio, extensive lawns, a Ha-ha and wooded borders with rhododendrons. A stable block with tack room, hay barn and the 'Cross Lacon' stands to the side of the property. A further 5-acre paddock directly behind the stables may be available by separate negotiation.

BUILDING PLOT (LAPSED)

To the right of the property and accessed from a side lane beside the tennis court, is a plot that previously held planning permission for a substantial two-storey home. Although the consent has lapsed, the land lies within the Frizington and Rheda settlement boundary in the Copeland Local Plan 2012–2039, making it an attractive option for those considering future residential development. With other new builds nearby, we believe there should be no problem to have this renewed if a suitable scheme was submitted to the local council.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

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CA28 7DP

Tel: 01946 590412 Email: whitehaven@lillingtons-estates.co.uk

Council Tax Band: E

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: None

Broadband type & speeds available: Standard 4Mbps / Superfast 75Mbps

Mobile reception: Data retrieved from Ofcom dating back to October 25' indicates Vodafone has good service indoors and out. O2 has good signal outside and variable indoors. The other networks have good service outside but limited indoors.

Planning permission passed in the immediate area: None known

The property is not listed, however the cross in the gardens is listed and classed as an ancient monument.

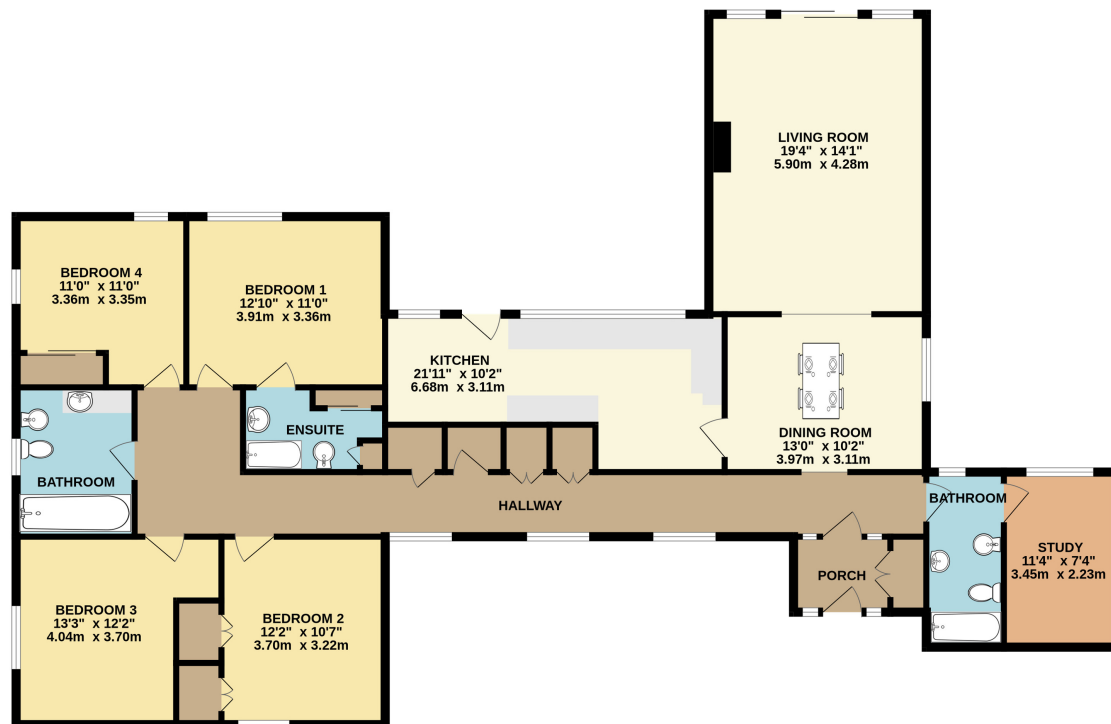
DIRECTIONS

From Cockermouth head south on the A595 towards Egremont, passing Rowrah and Arlecdon. On reaching Frizington cross the mini roundabout and take the next right onto Meadowcroft Road. After the dip in the road turn right into the Rheda Park development and the entrance to the property will be on the left hand side, identified by a double garage by the roadside and the name plate "McKay".





GROUND FLOOR
1732 sq.ft. (160.9 sq.m.) approx.



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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