



THE STABLES RHEDA PARK | FRIZINGTON | CUMBRIA | CA26 3TA

PRICE £495,000





SUMMARY

It is not often that a property with the character and prestige of The Stables comes to market. This individual and unique Grade II listed property has been painstakingly restored and forms part of a development of just four homes, created from the stable block to the historic former Rheda Mansion estate. Sporting genuine sandstone craftsmanship, mullioned windows and complimented by a beautiful roofline this property which lies adjacent to the Pele tower now offers the kind of flexible modern living that a growing family dreams of, yet is not too large to be considered a bolt-hole or second home. The property boasts under floor heating throughout and includes a stunning living room with feature windows and a study/home office in addition to a statement kitchen/dining/family room, a ground floor shower room, utility room, a gorgeous main bedroom with en-suite shower room, three further bedrooms, a first floor play area as part of the landing plus family bathroom. There are two separate areas for private parking and two separate garden areas. This amazing property cannot be fully appreciated without a proper viewing...

EPC Band: C

GROUND FLOOR ENTRANCE HALL

A studded part glazed wooden door leads into entrance hall with wooden doors to both living room and study, a distinctive staircase leads to first floor landing with mullioned windows on half landing, walk-in boiler room with wall mounted boiler and window to rear, slate floor with under floor heating.

LIVING ROOM

A double aspect 'statement' living room of generous proportions, the major feature being two beautiful sandstone 'carriage' openings which now house French doors with arched window inserts above. Further double glazed window to adjacent side. Multi fuel stove set into chimney breast with surround and hearth, slate floor with under floor heating.

STUDY/HOME OFFICE

A light and airy room with a double aspect, incorporating double glazed window to side and feature one to front in lovely sandstone surround. Slate floor with under floor heating, doors to shower room and into kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

The hub of this wonderful home and configured in a way that facilitates flexible everyday usage by the owner, currently incorporating three different areas. The kitchen area is fitted in a comprehensive range of oak fronted units with black granite worktops, large centre island with breakfast bar and storage units, single drainer double sink unit, fitted range cooker with extractor hood, integrated dishwasher and microwave, fitted American style fridge/freezer, two high level double glazed windows to rear. The dining area has space for family size table and chairs, feature double glazed window in sandstone surround. The family area has space for sofa and chairs, further feature window to front in sandstone surround. Wooden door to exterior courtyard, slate floor throughout with under floor heating. Door to utility room.

UTILITY ROOM

Fitted range of units with work surfaces, space for washing machine and tumble dryer, single drainer sink unit, slate tiled floor with under floor heating.

GROUND FLOOR SHOWER ROOM

Fitted in a stylish suite to include double shower enclosure with thermostatic unit, hand wash basin and low level WC. Towel rail, extractor fan, slate floor with under floor heating.

FIRST FLOOR LANDING

A feature wrought iron/glass staircase leads up to first floor landing with a double glazed window to rear inset into sandstone surround, exposed beam, doors to rooms and an opening into a play area or hobby space with two Velux windows and from where the final two bedrooms are accessed.

MAIN BEDROOM

A super double bedroom with vaulted ceiling, a number of feature wooden timbers and with a double aspect allowing for lots of natural light. Double glazed window in gable end with sandstone surround, Velux roof windows, space for dressing table and a pair of chairs with coffee table, under floor heating, door into en-suite.

EN-SUITE SHOWER ROOM

Velux window to rear, quadrant shower enclosure with thermostatic shower unit, hand wash basin in cupboard unit, low level WC. Heated towel rail, extractor fan, slate floor with under floor heating.

BEDROOM 2

A double bedroom with exposed ceiling beam, double glazed window to rear and under floor heating.

BEDROOM 3

A characterful double aspect room with a double glazed window in sandstone surround plus a Velux window. Exposed and braced wooden beam, under floor heating.

BEDROOM 4

Another double aspect bedroom with double glazed window in sandstone surround plus two Velux windows, exposed beams, under floor heating.

FAMILY BATHROOM

A stylish bathroom with a high level feature double glazed window along one wall. Double width shower enclosure with twin head thermostatic shower unit, separate panel bath, pedestal hand wash basin and low level WC. Stone type tiling to major wall, chrome heated towel rail, slate floor with under floor heating and inset floor drain to allow for 'bath fun'.

EXTERNALLY

The property is accessed via the main arched opening into the central courtyard which serves all four homes. From here twin access doors lead into either the hall or straight into the kitchen. In the far corner by the living room arched windows a gateway leads along to a useful parking area for three vehicles and access to the rear lane. A gated access leads to an enclosed garden area which is laid to lawn with steps leading up to kitchen door. Stone built store with loft space. The property also benefits from a further separate garden area laid to lawn and with an additional two marked parking spaces.

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

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whitehaven@lillingtons-estates.co.uk

Council Tax Band: E

Tenure: Freehold

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

Fixtures & Fittings: Carpets to first floor, range cooker and extractor, integrated microwave and dishwasher, fitted USA fridge freezer

Broadband type & speed: Standard 4Mbps / Superfast 62Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates that all networks have limited service indoors but all have good signal outdoors

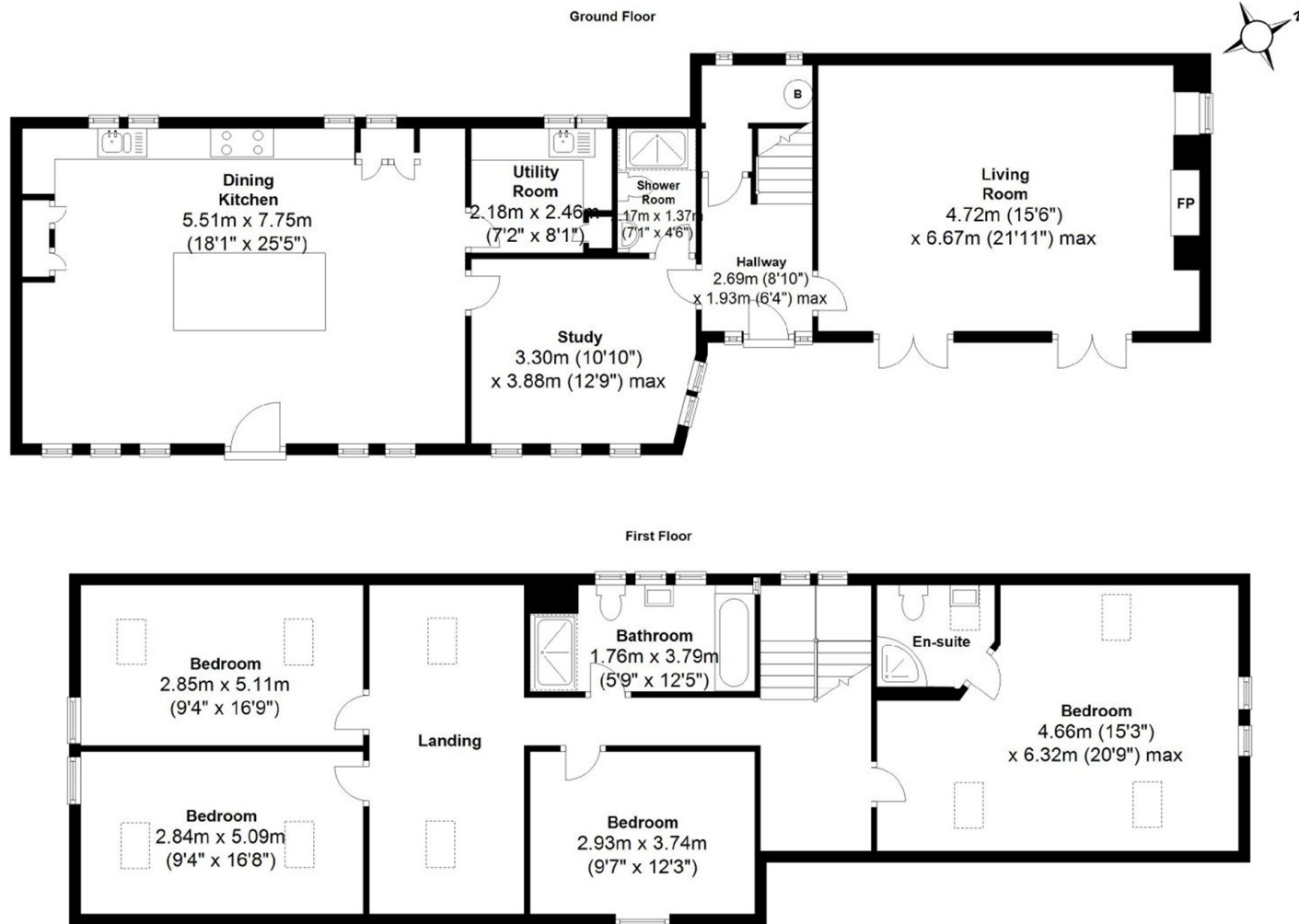
Planning permission passed in the immediate area: None known

The property is Grade II listed

DIRECTIONS

From Whitehaven proceed up through Hensingham passing the High School and swimming pool, heading towards Cleator Moor. Turn left towards Frizington and follow the road over two hump-back bridges and up the following rise. At the prominent entrance by the gatehouse, turn right into Rheda Park and continue past modern properties to the Stable development which will be situated on the left hand side.





Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	