

# PFK

Winton House, 14 Rheda Park, Frizington, Cumbria CA26 3TA

Guide Price: £435,000





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## LOCATION

The property is situated in the former grounds of Rheda Mansion, home to the Dixon family from 1584 to 1952 and now known as Rheda Park. The Park is conveniently located for commuting to and from the major employment centres along the west coast and Whitehaven town centre is just a short distance away, as are the western Lake District fells.

## PROPERTY DESCRIPTION

Introducing Winton House, an exceptional four bedroomed detached residence that epitomises spacious family living. Nestled within the exclusive Rheda Park estate, this property offers a rare opportunity to reside in a serene, highly desirable location. Blending a semi rural atmosphere with convenient access to nearby towns, Winton House provides the perfect balance between tranquility and practicality, with the stunning Cumbrian coastline, western Lake District, and picturesque fells just a short drive away, making this home ideal for those who value both nature and convenience.

Lovingly and immaculately maintained by its current owners, Winton House features an inviting hallway leading to a charming lounge, which flows through into a bright dining area. A conservatory to the rear, complete with French doors opening onto a patio, offers an idyllic spot for relaxation and entertaining. The stylish kitchen, equipped with a range cooker, is complemented by a separate utility room and a convenient cloakroom/WC, with a generous second reception room providing a comfortable space for family gatherings. To the first floor, the generous landing connects a the four beautifully appointed bedrooms and a spacious family bathroom. Two of the bedrooms benefit from ensuite facilities with the principal bedroom also enjoying a concealed walk in wardrobe/dressing area.

Externally, the property benefits from a spacious driveway leading to a detached double garage, and is set within well maintained grounds enjoying mature gardens rich with a variety of trees, shrubs, and flowers, attracting local wildlife such as red squirrels.

To truly appreciate the charm, setting, and expansive living spaces Winton House offers, we highly recommend scheduling a viewing.

## ACCOMMODATION

### Entrance Hall

Accessed via wooden front door with obscured glazed panels to either side. With decorative coving, stairs to the first floor with understairs storage cupboard, wood effect flooring and door into the living room.

### Living Room

3.89m x 6.7m (12' 9" x 22' 0") A spacious, dual aspect reception room with large window overlooking the front garden and further window to the side. Decorative coving, recessed log burning stove on a stone heath with wood mantel, wood effect flooring and two steps with open archway access leading up into the dining room.

### Dining Room

3.1m x 3.7m (10' 2" x 12' 2") A generous dining room with decorative coving, wood effect flooring, door into the kitchen and glazed sliding doors into the sun room.

### Sun Room

3.7m x 2.7m (12' 2" x 8' 10") Of dwarf wall construction and glazed to three sides with wood effect flooring and French doors leading out to the rear garden.

### Kitchen

3.1m x 4.9m (10' 2" x 16' 1") Fitted with a range of modern wall, base and glass fronted display units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Freestanding Cookmaster dual fuel range cooker with electric ovens, gas hob and extractor over, breakfast bar dining space, decorative coving, dual aspect windows, wood effect flooring, open access into the second reception room and door into the utility room.

### Utility Room

3.9m x 1.7m (12' 10" x 5' 7") A rear aspect room, fitted with base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Plumbing for under counter washing machine, wall mounted central heating boiler and space for full height fridge freezer. Decorative coving, wood effect flooring and open access through to the rear hallway with cloaks area, part glazed UPVC door out to the rear and door to cloakroom/WC.

### Cloakroom/WC

0.8m x 1.3m (2' 7" x 4' 3") Fitted with wash hand basin and WC.

### Reception Room 2

4.6m x 3.8m (15' 1" x 12' 6") A versatile second reception room/snug with wood effect flooring, inset ceiling spotlights, front aspect window and French doors giving access out to the rear garden.

## FIRST FLOOR

### Landing

2.3m x 3.9m (7' 7" x 12' 10") A generous galleried landing space with decorative coving, loft access hatch, front aspect window and doors leading to the first floor rooms.

## Bedroom 1 - Principal Bedroom

3.9m x 4.3m (12' 10" x 14' 1") A spacious principal double bedroom with decorative coving and front aspect window overlooking the garden. Mirror fronted sliding doors give access into a generous walk in wardrobe (2.02m x 2.32m (6' 8" x 7' 7") with decorative coving, wood effect flooring and obscured side aspect window, with door giving access into the ensuite shower room.

## Ensuite Shower Room

1.8m x 2.2m (5' 11" x 7' 3") Fitted with a three piece suite comprising wash hand basin with tiled splashback, WC and tiled shower cubicle with electric shower. Wall mounted mirror, decorative coving, tiled flooring and obscured rear aspect window.

## Family Bathroom

3.1m x 2.6m (10' 2" x 8' 6") Fitted with a three piece suite comprising WC, wash hand basin and corner bath with hand held shower attachment attached. Tiled splashbacks, decorative coving, tiled flooring and obscured rear aspect window.

## Bedroom 2

3.1m x 2.8m (10' 2" x 9' 2") A front aspect double bedroom with decorative coving and enjoying views over the garden.

## Bedroom 3

2.3m x 2.6m (7' 7" x 8' 6") A rear aspect single bedroom with decorative coving.

## Bedroom 4

5.5m x 3.7m (18' 1" x 12' 2") (max measurements) A spacious, dual aspect double bedroom with windows to the front and side, inset ceiling spotlights, tile effect flooring and door into the ensuite.

## Ensuite Shower Room - Bedroom 4

1.2m x 2.5m (3' 11" x 8' 2") Fitted with a three piece suite comprising WC, wash hand basin and tiled shower cubicle with electric shower, tile effect flooring, vertical heated chrome towel rail and Velux window.

## EXTERNALLY

### Gardens and Parking

The property benefits from driveway parking for four to five vehicles and beautiful, wraparound gardens to the front, side and rear. The gardens enjoy a serene position and are fully enclosed with lawns and paved seating areas, pergola, colourful shrubs, bushes and trees, garden shed, refuse bin and compost bin storage areas.

### Garage

5.7m x 5.7m (18' 8" x 18' 8") A detached garage with up and over door, power, lighting and pedestrian door to the rear.

## ADDITIONAL INFORMATION

### Drainage

We have been informed that drainage to the property is by way of a Klargester Bio Pure gravity sewage treatment system and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Tenure & EPC

Then tenure is freehold.  
The EPC rating is TBC.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :  
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction;  
Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains gas, electricity, water & drainage is by way of a Klargester Bio Pure gravity sewage treatment system. Gas fired central heating and double glazing installed throughout. Fully operating alarm system installed, with links to the emergency services. Smoke detectors installed in the dining room and on the landing. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can be found by using what3words location [///indirect.worlds.jungle](https://www.what3words.com/location/indirect.worlds.jungle)





**PFK**

**Approximate total area<sup>(1)</sup>**  
 2139.22 ft<sup>2</sup>  
 198.74 m<sup>2</sup>

**Reduced headroom**  
 5.6 ft<sup>2</sup>  
 0.52 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 PMS 3C standard.

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