



WEST END PLOT 9 | RHEDA PARK | FRIZINGTON | CUMBRIA | CA26 3TA

PRICE £180,000



SUMMARY

Building plots of this calibre do not come to the market often so don't miss your chance to purchase this wonderful site on West End, Rheda Park. Set behind West Lodge in a lightly wooded setting the plot approaches 0.5 acre and has planning passed for a stunning stone clad detached residence with separate garage. The planned accommodation includes a statement reception hall with galleried landing, a large family/dining room at the rear, with a spiral stair leading up to the first floor living room, a large kitchen with pantry and utility room, a ground floor WC and an en-suite bedroom plus useful snug/home office. To the first floor there proposes to be a gorgeous living room with vaulted ceiling, gallery overlooking the dining room and the spiral stair, also three first floor bedrooms, each with en-suite facilities. Of course a buyer may wish to submit a different scheme but we know the finished home will be breath taking regardless and set in a stunning and sought after location.

PROPOSED GROUND FLOOR ACCOMMODATION
RECEPTION HALL

A galleried entrance hall with glazed frontal windows, stairs to first floor, doors to all rooms, under stairs cupboard,

GROUND FLOOR WC

With window to front, WC, hand basin and boiler cupboard

KITCHEN

A generous room with windows to side and rear, glazed wall looking into dining room, access to pantry and utility. Proportions to accommodate a wide range of units and centre island

UTILITY ROOM

With doors to front and rear

DINING/FAMILY ROOM

A stunning room with glazed windows across entire back wall, spiral stair up into living room with gallery overlooking the dining room, windows to each side

BEDROOM 4

With windows to front, door to en-suite

EN-SUITE

Proposed to be a shower room with enclosure, basin and WC. Window to side

HOME OFFICE/SNUG

With windows to side and rear

PROPOSED FIRST FLOOR ACCOMMODATION
GALLERIED LANDING

Gallery overlooking reception hall, doors to all rooms

LIVING ROOM

A stunning room with vaulted ceiling and gallery overlooking dining room below. Spiral stair leading down to dining room, proposed wood burning stove, windows to both sides

BEDROOM 1

A generous room with windows to side and rear, door to en-suite

EN-SUITE BATHROOM

Proposed to fit shower enclosure, freestanding bath, basin and WC. Window to front

BEDROOM 2

Window to front, door to en-suite

EN-SUITE

Proposed shower room with window to front

BEDROOM 3

Window to side, door to en-suite

EN-SUITE

Proposed shower room with window to rear

EXTERNALLY

The property will sit within a generous lightly wooded setting amongst other similar calibre homes. Proposed drive and detached garage.

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: TBC

Tenure: Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: None

Broadband type & speed: Standard 4 Mbps / Superfast 49Mbps

Known mobile reception issues: Three may have issues internally, all providers ok externally

Planning permission passed in the immediate area: None known

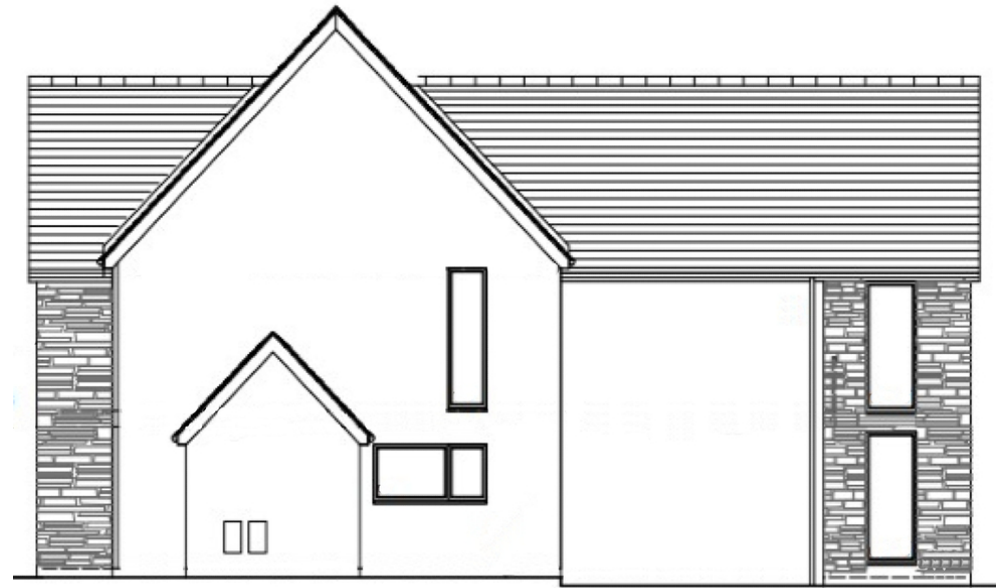
The property is not listed

AGENTS NOTE

The seller has recently completed a self build nearby using the same house type and is willing to show this to prospective buyers. An illustrative photo has been provided and attached to this brochure

DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and turn left to Frizington. Continue across two hump back bridges and up the incline, then turning right into Rheda Park estate. The plot is set on the left hand side behind West Lodge.



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.

www.lillingtons-estates.co.uk

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