

Rheda Park | Frizington | Cumbria

The Stables



# “A beautifully restored Grade II Listed stable conversion in historic park”

## The Property

Situated within the private grounds of Rheda Park, The Stables offers a rare opportunity to acquire a beautifully restored, Grade II Listed property with four bedrooms and over 2,100 sq. ft. of thoughtfully designed living space. The peaceful and secure estate setting lies close to the western edge of the Lake District National Park, within easy reach of the unspoiled Ennerdale Valley.

Originally part of the service buildings for a grand country house, The Stables has been comprehensively renovated and retains many original features, including sandstone facades, arched openings and exposed beams, all complemented by a generously proportioned interior finished to a high standard. Throughout, app-controlled underfloor heating ensures a consistently comfortable living environment, with slate flooring to the ground floor and carpets upstairs.

A wide, studded oak door set within a stone arch opens into the entrance hall. To one side lies an elegant sitting room with two sets of French doors framed by original carriage arches, flooding the room with natural light and opening to the courtyard beyond. A wood-burning stove set within a brick surround anchors the space and adds warmth.



Across the hallway, a second reception room is currently used as a playroom, though equally well suited to a study or snug. A shower room sits adjacent, while to the rear of the property, the open-plan kitchen, dining and living area forms the hub of the home. This expansive space is framed by tall windows set into sandstone surrounds, with views across the courtyard and direct access to the rear garden via a stable-style door. The kitchen is fitted with a broad granite-topped island and matching work surfaces, complemented by premium appliances including a Rangemaster range cooker, a dishwasher and integrated microwave. Full-height cabinetry offers useful storage, while the adjoining utility room provides additional workspace, a second sink, and space for laundry appliances.

Upstairs, the bedroom accommodation is arranged over two inner landings. The principal bedroom is a generous, vaulted space with exposed beams, three Velux windows and an additional side window that draw in natural light. The en-suite includes a rain shower, vanity unit and stylish slate flooring. A further large bedroom and family bathroom are positioned nearby, the latter including both a panelled bath and walk-in shower.

An open-plan study area with eaves storage provides flexibility, while two further bedrooms are positioned at the far end of the house. Both feature vaulted ceilings and exposed beams.



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

The property is connected to mains electricity, water and drainage. Underfloor heating is installed throughout and can be controlled remotely via an app.

Postcode    Council Tax    EPC    Tenure

CA26 3TA

Band E

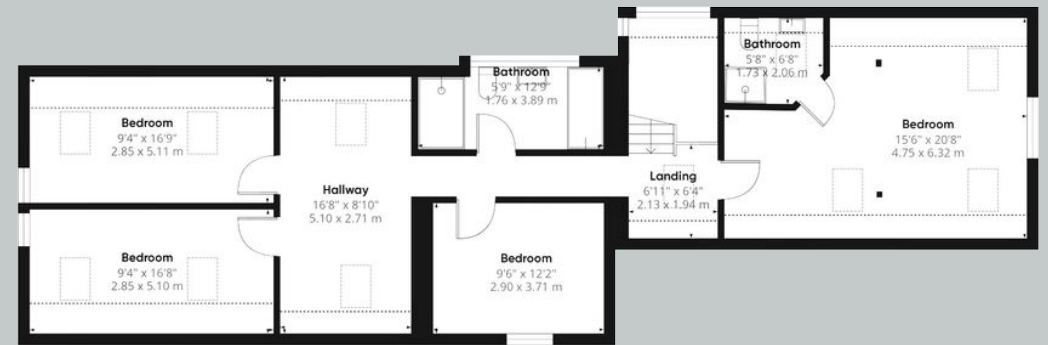
Rating C

Freehold

# Floor Plans



Ground Floor



First Floor

Total area: approx. 203.62 sq. metres (2191.63 sq. feet)

# Finest

PROPERTIES

Viewings Strictly by Appointment

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