



The Stables, Rheda Park – CA26 3TA

Guide Price £475,000

PFK

Set within the sought-after Rheda Park Estate, The Stables offers the perfect balance of seclusion and convenience. Rheda Park is a private residential estate nestled on the fringe of the Lake District National Park, formerly part of the grounds of an elegant mansion house. Surrounded by mature trees and peaceful countryside, this location is ideal for those seeking a tranquil lifestyle within easy reach of local amenities. The nearby town of Cleator Moor offers everyday essentials, while the market town of Egremont and coastal hub of Whitehaven provide a wider range of shops, schools, and transport links. The property is also well positioned for access to major employment centres such as Westlakes Science Park and Sellafield, making it as practical as it is picturesque. A truly unique opportunity to embrace the very best of Cumbrian living.

- Detached four-bedroom barn conversion in the exclusive Rheda Park, Frizington
- Beautifully restored character features including exposed beams and sandstone window surrounds
- Four private parking spaces and enclosed low-maintenance garden
- Impressive open-plan kitchen/dining/family room with large central island
- Close to the Lake District National Park including the stunning Ennerdale valley
- Ideal for families and relocation
- Tenure - freehold
- Council tax - Band E; EPC rating - C

Directions

The property can be located using either CA26 3TA or [What3words///prefect.fears.terribly](https://www.what3words.com/prefect.fears.terribly)



Welcome to The Stables, a truly stunning four bedroom barn conversion tucked away within the prestigious Rheda Park Estate, a private residential enclave steeped in history and formerly the grounds of a grand mansion house. Accessed via the original archway and forming part of a charming courtyard of just four unique homes, this remarkable property offers a rare opportunity to acquire a home of distinction, set in a tranquil and secure setting surrounded by mature woodland. Immaculately presented throughout, the property has been sympathetically restored to retain its original character, with beautiful exposed beams, many of which feature original wrought iron supports, and elegant sandstone window surrounds.

The ground floor is designed with families in mind, offering spacious and flexible accommodation throughout. From the welcoming entrance hallway, stairs rise to the first floor, with a practical boiler room cleverly positioned below.

The heart of the home is the breath-taking open-plan family room, combining a luxurious fitted kitchen with an imposing central island and breakfast bar seating, alongside ample space for dining and relaxing. This stunning space is perfect for modern living and entertaining. A second reception room currently serves as a playroom, but would make an ideal home office. The large lounge features a cosy multi-fuel burner and two sets of patio doors, set within the original carriage openings, flooding the room with light and opening onto the picturesque front courtyard. A utility room and stylish shower room complete the ground floor.



Upstairs, the accommodation continues to impress. The principal bedroom is a serene retreat, showcasing exposed apex beams and a sleek en-suite shower room. A second large double bedroom and contemporary four-piece family bathroom are accessed via an inner landing, which leads to a versatile open space ideal for a study or home-working area, complete with eaves storage. Two further well-proportioned bedrooms are situated at the far end of the property. Externally, The Stables benefits from a total of four dedicated parking spaces—one at the head of the lane leading to the courtyard, two to the rear of the complex, and one near the gated entrance to the private garden. The garden is laid to lawn for ease of maintenance and offers a peaceful outdoor space to enjoy the surroundings.

This property offers a truly special opportunity to enjoy family life in an elegant yet practical countryside setting, just a short drive from Whitehaven, Cockermouth, and Workington, and close to the breathtaking Ennerdale Valley. The exclusive setting, period features, and versatile layout make this a rare opportunity within one of West Cumbria's most prestigious addresses.

Services

Mains electricity, gas, water & drainage; underfloor central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





ACCOMMODATION

Entrance Hallway

Approached via traditional, part glazed, studded, wooden entrance door with attractive sandstone surround. A bright entrance with doors to two reception rooms and access to:-

Walk-In Cupboard/Boiler Room

A large, walk-in storage room with window and housing the wall mounted boiler.

Lounge

15' 7" x 20' 9" (4.75m x 6.32m)

A stunning reception room where evidence of the building's previous use as the stables for the mansion can be seen from two sets of patio doors set in the original carriage openings with exposed sandstone surrounds. Further window to side elevation, attractive wood burning stove set in brick surround with slate hearth and solid wood mantel over, and slate flooring.

Second Reception Room/Dining Room/Playroom

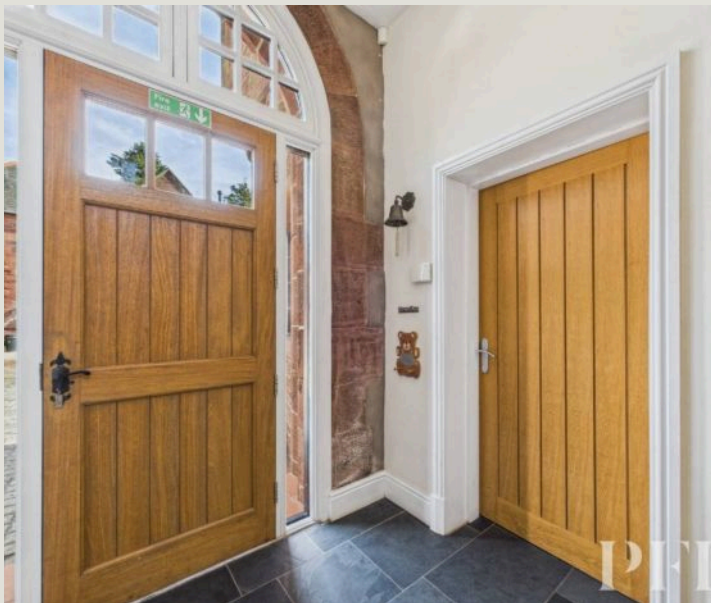
11' 5" x 12' 7" (3.49m x 3.84m)

Currently utilised as a play room but equally suitable for use as a dining room or home office space if preferred. Large windows to front aspect set in sandstone surrounds, further window to side elevation, door to shower room and further door to dining kitchen/family room.

Shower Room

7' 3" x 4' 6" (2.21m x 1.38m)

Fitted with three piece suite comprising large, walk-in, PVC panelled, shower enclosure (mains plumbed shower), close coupled WC and wash hand basin set on vanity unit.





Dining Kitchen/Family Room

18' 9" x 25' 5" (5.71m x 7.74m)

A fabulous, light and airy room, the real heart of the home which benefits from a high level of natural light having several windows to the front wall attractively encased in sandstone and two further windows to the rear wall. Fitted with a luxury fitted kitchen incorporating excellent range of matching wall, base and full-height units with solid granite work surfacing, 1.5-bowl stainless steel sink/drainage unit with mixer tap and matching central island unit incorporating breakfast bar seating. Range style cooker with extractor over, integrated eye-level microwave, integrated dishwasher and space for American style fridge freezer. Downlighting, space for large dining furniture and further seating area. Door giving access to the front of the property and wooden, stable style door leading out to the garden. Internal door to:-

Utility Room

7' 3" x 8' 2" (2.20m x 2.49m)

Fitted with a range of matching wall, base and full-height units incorporating 1.5-bowl, stainless steel, sink/drainage unit. Space/power/plumbing for washing machine and tumble dryer. Small window.



FIRST FLOOR

Landing

Sandstone encased window at half landing level. Bright and spacious main landing area with exposed ceiling timbers, Velux rooflight, access to the principal bedroom suite and opening to inner landing areas.



Principal Bedroom

15' 7" x 20' 9" (4.75m x 6.32m)

Beautiful principal bedroom suite benefitting from pitched ceiling, exposed apex beams, further exposed ceiling timbers, three Velux rooflights and further, rear aspect window. Access to:-

En Suite Shower Room

5' 8" x 6' 9" (1.73m x 2.06m)

Fitted with three piece suite comprising PVC panelled, corner shower cubicle (mains plumbed shower), close coupled WC and wash hand basin set on vanity storage unit. Part sloped ceiling with Velux rooflight and chrome, laddered towel rail.

Inner Landing

Providing access to Bedroom 2 and the Family Bathroom.

Bedroom 2

9' 6" x 12' 2" (2.90m x 3.71m)

Double bedroom with downlighting, exposed ceiling timber and window.

Family Bathroom

5' 9" x 12' 9" (1.76m x 3.89m)

Fitted with four piece suite comprising panelled bath, large, PVC panelled, walk-in shower cubicle (mains plumbed shower), close coupled WC and wash hand basin. Window with sandstone surround, downlighting, chrome, heated towel rail and tiled floor

Second Inner Landing Area

16' 9" x 8' 11" (5.10m x 2.71m)

Providing access to Bedrooms 3 and 4. This area could be utilised as a study area or dressing room if desired. Part pitched ceiling, exposed ceiling timbers, two Velux rooflights, built in wardrobe and built in eaves storage to both sides.



Bedroom 3

9' 4" x 16' 9" (2.85m x 5.10m)

Part sloped ceiling with exposed beams and ceiling timbers with wrought iron support, two Velux rooflights and rear aspect window.

Bedroom 4

9' 4" x 16' 9" (2.85m x 5.11m)

(Mirror image of Bedroom 3). Part sloped ceiling with exposed beams and ceiling timbers with wrought iron support, two Velux rooflights and rear aspect window.

EXTERNALLY

Parking

The property is accessed via a main, arched opening into a central courtyard which is shared by the four properties occupying this complex. Before reaching the arched access there is one allocated parking space for The Stables. The property also benefits from further vehicular access and owned parking spaces which are situated to the rear of the properties.

Garden

The property has shared use of the central courtyard which is paved and cobbled and provides a unique setting. It also enjoys a privately owned garden area located to the rear which can be accessed internally via the kitchen or externally via a wrought iron gate adjacent to the parking spaces at the rear of the properties. The garden is primarily laid to lawn and enclosed with hedging.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PFK



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