



Hunters Moon, Rheda Park, Frizington, CA26 3TA

Guide Price £465,000

PFK

Hunters Moon, Rheda Park

The Property

Occupying a substantial double plot within the highly regarded Rheda Park, this impressive four-bedroom detached bungalow combines space, style and seclusion in one of the area's most sought after residential settings. Set within the historic grounds of the former Rheda Mansion, the property enjoys a sense of exclusivity and privacy, surrounded by mature trees that create a peaceful and picturesque backdrop.

The interior has been beautifully maintained and is presented in excellent order throughout, ready for immediate occupation. A generous entrance hallway leads to a spacious lounge with double doors to the dining room, perfect for both family living and entertaining. The modern kitchen is fitted with contemporary units and underfloor heating, while a second reception room provides flexibility as a home office, snug or additional bedroom. There are three further double bedrooms, including a superb principal suite with a stylish four piece ensuite bathroom, alongside a well appointed family bathroom, both featuring underfloor heating.



Hunters Moon, Rheda Park

The Property continued.....

Externally, the property is equally impressive. The bungalow sits centrally within its wrap-around gardens, offering privacy, maturity and space rarely found in modern developments. There is ample driveway parking, an integral double garage with an electric roller door, and a large loft offering potential for conversion (subject to planning). Thanks to the generous plot and open space surrounding the property, there is also excellent scope to extend in a number of directions if desired (subject to planning), allowing future owners to further enhance or adapt the accommodation as their needs evolve. Rheda Park enjoys a semi-rural setting close to village amenities, excellent schools, and local shops, with easy access to employment hubs such as Sellafield, Whitehaven and Egremont. The stunning Ennerdale valley and western fells of the Lake District are just a short drive away, offering an enviable balance of convenience and countryside living. A must-view for families or anyone seeking an exclusive yet accessible home of quality and character.

- **Council Tax band E**
- **Tenure: Freehold**
- **EPC Rating: TBC**



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Location

Rheda Park is one of west Cumbria's most desirable residential locations, set within the landscaped grounds of the former Rheda Mansion. The development is known for its generous plots, leafy surroundings and quiet, community feel. Frizington village is just moments away, providing everyday amenities and primary school, while the nearby towns of Whitehaven and Egremont offer a wider range of services and employment opportunities, including easy access to Sellafield. The magnificent Ennerdale valley and western fringes of the Lake District National Park are within easy reach, offering scenic walks, outdoor recreation and breathtaking views, making this location perfect for families, professionals and those seeking a blend of exclusivity, convenience and natural beauty.



ACCOMMODATION

Entrance Hallway

A Rock security door leads to the entrance hallway from a welcoming external recessed porch to the front of the house, with obscured side panels. There is loft access (the loft is part boarded and offers excellent potential for conversion if required and subject to planning), 2 radiators, Karndean flooring and doors to accommodation.

Lounge

26' 0" x 12' 11" (7.92m x 3.94m)

A large reception room with dual aspect windows, gas fire set in contemporary marble surround with contrasting hearth and backplate, 2 radiators, double doors lead to a separate dining room.

Dining Room

10' 8" x 10' 8" (3.25m x 3.24m)

Second reception room with window and radiator.

Kitchen

10' 6" x 13' 11" (3.21m x 4.25m)

Contemporary kitchen fitted with a range of matching wall, base and 3/4 length units with complementary worksurfacing incorporating a sunken stainless steel sink and drainer. Double electric oven integrated at eye level, gas hob with extractor over, dishwasher and fridge. Tiled splashback, space for a table, window, vertical radiator, Karndean flooring with underfloor heating, Rock security door to gardens.

Shower Room

10' 6" x 5' 10" (3.21m x 1.79m)

Fitted with contemporary white suite comprising concealed cistern WC and wash hand basin both set on stylish vanity unit, large corner shower cubicle with mains shower, fully tiled walls, chrome heated towel rail, obscured window and tiled floor with underfloor heating.



Lounge/Bedroom

10' 8" x 11' 11" (3.24m x 3.62m)

Currently utilised as a second lounge, but equally suited as a double bedroom, with window and radiator.

Bedroom

14' 11" x 12' 8" (4.54m x 3.86m)

Large double bedroom with window and radiator.

Bedroom

13' 3" x 12' 8" (4.03m x 3.86m)

Large double bedroom with window and radiator.

Principal Bedroom

13' 5" x 12' 7" (4.09m x 3.83m)

Large double bedroom with window, radiator, Karndean flooring and door to ensuite bathroom.

Ensuite Bathroom

8' 0" x 12' 7" (2.44m x 3.83m)

Luxury ensuite bathroom fitted with stylish 4 piece white suite comprising close coupled WC, wash hand basin, freestanding bath with floor mounted tap and large walk in shower enclosure with mains shower, fully tiled walls, obscured window, chrome towel rail and tiled flooring with underfloor heating.





EXTERNALLY

Garden

The wrap-around gardens are a true highlight of this home, creating a beautiful, private setting that complements the spacious interior. Mainly laid to lawn, the grounds offer plenty of room for families to enjoy and for outdoor entertaining. A newly laid Indian sandstone patio provides an ideal space for dining and relaxing in the sun, while the mix of mature conifer trees and secure fencing gives the gardens a wonderfully secluded and peaceful feel. The current owners note that the garden enjoys sunshine from early morning through to evening – offering the perfect haven for sun lovers who value privacy and tranquillity. Sitting centrally within its generous plot, the bungalow enjoys views over its own green surroundings from every aspect, offering a rare combination of space, seclusion and easy maintenance.

DRIVEWAY

4 Parking Spaces

A large driveway to the front of the property provides off road parking for several vehicles.

GARAGE

Double Garage

An integral double garage provides excellent secure parking and storage, featuring an electric roller door, power and lighting. The gas boiler is neatly housed within the garage, there is plumbing for a washing machine and tumble dryer, and an external tap.







Approximate total area⁽¹⁾

2012 ft²

187 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating, with underfloor heating in the kitchen and both bathrooms, and 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.

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 : Napthens 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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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