



# GRISDALES

PROPERTY SERVICES



## Hunters Moon, 36 Rheda Park, Frizington, CA26 3TA

**Offers Over £445,000**

Did someone say Rheda Park? The location will sell itself, but let me tell you more about the property we have to offer..... Set among mature trees within the historic grounds of the former Rheda Mansion, this beautifully appointed four-bedroom detached bungalow enjoys a rare position on an expansive double plot.

The home is presented in immaculate condition and designed for both refined living and effortless entertaining. The principal reception spaces include a generous lounge flowing through to a formal dining room, complemented by a modern fitted kitchen. The accommodation is completed by four double bedrooms, alongside a luxurious four-piece en-suite, alongside a stylish family bathroom.

Externally, the bungalow sits centrally within its mature wrap-around gardens, ample driveway parking is provided in addition to an integral double garage. Is there scope to extend? It's sure to be a worthwhile ask.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water, and drainage.

## ENTRANCE

Entrance via porch leading to rock security, front door allowing access into:

## HALLWAY



Karndean flooring fitted, two radiators, loft hatch leading to large storage space (part boarded), doors leading to:

## RECEPTION ROOM

26'2" x 13'2" (7.98 x 4.02)



A substantial space with dual aspect windows, two radiators, gas fire set within decorative surround, double doors leading to:

## DINING ROOM

11'1" x 10'9" (3.38 x 3.28)



Double glazed window and radiator.

## KITCHEN

13'8" x 10'3" (4.17 x 3.14)



Range of gloss wall and base units with complementary work surfaces. Integrated double electric oven and gas hob with extractor fan above. Integrated dishwasher and fridge. Inset sink and drainer unit. Karndean flooring with underfloor heating. Radiator, double glazed window. Rock security door leading to rear external.

## SHOWER ROOM

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



Three piece suite comprising of walk-in shower with mains

shower head fitted, W.C and wash basin, chrome heated towel rail, decorative wall tiling, tiled flooring with underfloor heating, frosted double glazed window.

## BEDROOM ONE

13'10" x 12'9" (4.24 x 3.91)



Large double in size, radiator, double glazed window, Karndean flooring fitted, door leading to:

## ENSUITE

8'0" x 12'6" (2.44 x 3.83)



Four piece suite comprising of freestanding bath, walk-in shower, W.C and wash basin. Chrome towel rail, decorative wall tiling, frosted double glazed window, underfloor heating fitted.

## BEDROOM TWO

13'3" x 12'9" (4.04 x 3.90)



Double in size, double glazed window, radiator.

## BEDROOM THREE

14'11" x 12'9" (4.57 x 3.90)



Double in size, double glazed window, radiator.

## BEDROOM FOUR

11'11" x 10'8" (3.65 x 3.27)



Double in size, double glazed window, radiator, used by the current owners as a second reception room and previously used as an office.



## FRONT EXTERNAL



Driveway parking for multiple vehicles, accompanied by garden, mainly laid to lawn, with decorative trees, hedging and shrubbery. Wrapping around to the:

## SIDE AND REAR EXTERNAL



Access to Indian sandstone patio, providing a great space for outdoor dining and relaxing. Again, accompanied by a fantastic grassed lawn area, ideally secluded for entertaining or enjoying a family lifestyle.

## GARAGE

**20'8" x 18'10" (6.30 x 5.75)**

Double in size and integral to the property, electric roller door fitted, power and lighting fitted internally, freestanding combi boiler, plumbing for washing machine and a water supply fitted externally.

## DIRECTIONS

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## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E.

## VIEWINGS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to

satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

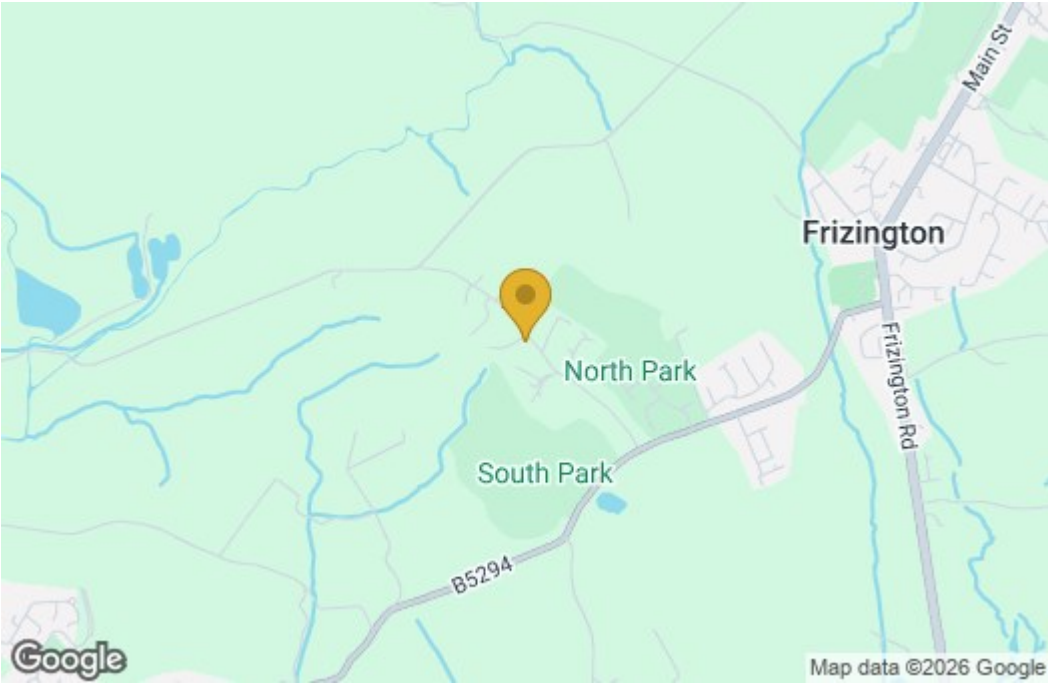
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

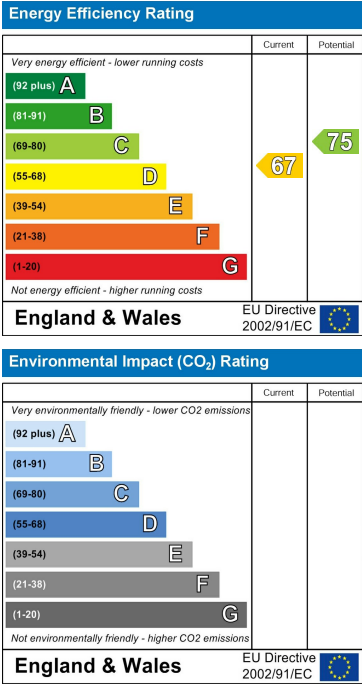


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grisdales. REF: 1402495

Area Map



Energy Efficiency Graph



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