



Heather Lea, Bowscar, CA11 9NW

Guide Price **£635,000**

PFK

Heather Lea

The Property:

Situated on the outskirts of Penrith, this extended family home offers the perfect balance of convenience and tranquillity, within easy reach of Penrith town centre, the A6, and the M6 motorway.

The spacious accommodation includes six bedrooms overall when including the Annexe. Five bedrooms are within the main house, featuring a generous master suite complete with a walk-in wardrobe and en-suite bathroom. There are four further good-sized bedrooms and a family bathroom on the first floor.

On the ground floor, an entrance porch leads into an open-plan living space with a fitted kitchen, dining area with doors opening to the rear terrace, and a living area which flows seamlessly into a sizeable corner sunroom. An inner hallway provides access to a second reception room/dining room and the staircase to the first floor.

The property also benefits from a versatile Annexe, which can be accessed from the entrance porch, through the garage, or via an independent door onto the rear terrace. Currently used as a gym, it also has a shower room. This space would be ideal for a dependent relative, guest accommodation, or a home office.



Heather Lea

The Property continued....

Externally, the property has a large driveway offering ample parking. To the rear, the garden features a raised terrace directly off the open-plan living area, perfect for al fresco dining and entertaining, as well as an additional elevated terrace. These spaces overlook an extensive lawned garden, creating a wonderful setting for family life and gatherings.

A new oil-fired boiler has been installed in January 2026, ensuring efficient heating throughout the home.

Generous in scale and thoughtfully designed, this home, offered with **NO ONWARD CHAIN**, must be viewed to be fully appreciated.

Directions

Heather Lea can be located using the postcode CA11 9NW or alternatively by using What3Words: [///sped.town.tabloid](https://www.what3words.com/#!/sped.town.tabloid)

- **Tenure: Freehold**
- **Council Tax: D**
- **EPC rating D**





Heather Lea

Heather Lea is positioned on the northern edge of Penrith near the hamlet of Bowscar, this location offers a peaceful rural outlook while remaining just a few minutes' drive from Penrith town centre. Excellent transport links via the A6 and M6 provide easy access to the Lake District, Carlisle and beyond, making it ideal for both commuting and leisure.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

5' 7" x 7' 10" (1.71m x 2.38m)

Kitchen / Dining & Living Area

12' 5" x 33' 3" (3.79m x 10.14m)

Sunroom

23' 9" x 7' 1" (7.23m x 2.15m)

Hallway

6' 0" x 14' 0" (1.82m x 4.27m)

Dining Room

11' 11" x 18' 0" (3.63m x 5.48m)

Garage

18' 5" x 16' 4" (5.61m x 4.97m)

Annexe / Gym

10' 8" x 10' 9" (3.24m x 3.28m)

Shower Room

5' 10" x 5' 7" (1.77m x 1.69m)



ACCOMMODATION Continued

Ground Floor

Garage

18' 5" x 16' 4" (5.61m x 4.97m)

Annexe / Gym

10' 8" x 10' 9" (3.24m x 3.28m)

Shower Room

5' 10" x 5' 7" (1.77m x 1.69m)

FIRST FLOOR

Landing

17' 9" x 6' 0" (5.41m x 1.83m)

Bedroom 1

16' 2" x 13' 0" (4.94m x 3.95m)

Walk in Wardrobe

6' 7" x 7' 4" (2.00m x 2.23m)

En Suite Bathroom

11' 10" x 8' 8" (3.61m x 2.64m)

Bedroom 2

8' 11" x 12' 8" (2.73m x 3.86m)

Bathroom

6' 9" x 11' 11" (2.07m x 3.64m)

Bedroom 3

8' 11" x 12' 5" (2.73m x 3.79m)

Bedroom 4

12' 9" x 12' 6" (3.89m x 3.80m)

Bedroom 5

10' 9" x 9' 4" (3.28m x 2.85m)





EXTERNALLY

Garden

The rear garden is a real highlight of the property, featuring a spacious raised terrace directly accessed from the open-plan living area, perfect for al fresco dining and entertaining. An additional seating terrace provides another spot to relax and enjoy the outlook, while the extensive lawn offers plenty of space for children to play and for family activities. Thoughtfully designed, the garden combines practicality with a lovely sense of space.

Driveway

6 Parking Spaces

Large drive/parking situated to the front and side of the property.



Garage

Single Garage





Floor 0



Floor 1

Approximate total area⁽¹⁾

2746 ft²
255.2 m²

Balconies and terraces

313 ft²
29.1 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



ADDITIONAL INFORMATION

Services: Mains water, electricity, oil heating and septic tank. Please note: measurements are approximate and may reflect the maximum dimensions and the mention of any appliances/services within these sales particulars does not imply that they are in full and efficient working order.

Septic Tank; The property is served by a septic tank. A recent inspection found no visible signs of leakage or pollution, and the system appears to be functioning normally. The owners are not able to confirm full compliance with the 2020 General Binding Rules, so prospective purchasers may wish to make their own enquiries regarding the tank and its discharge.

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 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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