

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Forest Hill Farm Bowscar, CA11 8RY



- **Large Detached Modern House with Approximately 4000 sq ft of Living Space**
- **Rural Setting with Breath-taking Open Views to The Lakeland Fells**
- **Central Dining Hall, Living Room + Games Room**
- **Large Dining Kitchen, Breakfast Room + Utility Room**
- **4 Double Bedrooms with Dressing Room to the Principal**
- **Landscaped Garden, Off Road Parking for Several Vehicles + Double Garage**
- **An Agricultural Clause Applies**
- **Tenure - Freehold. EPC Rate - B. Council Tax Band - B**

Price £950,000

Occupying a large and elevated rural site, approximately 3.3 miles from Penrith town centre, Forest Hill Farm is a new build detached house with around 3,800 sq ft (350 sq m) of living space and enjoying a stunning open view across the surrounding countryside to the Lakeland fells. The accommodation briefly comprises; Central Dining Hall, Living Room, Games Room, Dining Kitchen, Breakfast Room, Utility Room, 4 Double Bedrooms with a Dressing Room and En-Suite to the Principal, a second En-Suite and a House Bathroom. There is a Generous Front Garden, a large Off Road Parking Area for many vehicles and a Detached Double Garage, currently used as an office.

The property is subject to an Agricultural Occupancy Clause.

Location

What3Words: records.pickup.darting

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Drainage is to a private water treatment plant.

Tenure

The property is freehold and the council tax is band E.

The property is subject to an agricultural clause:

The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or by a person employed by or last employed by OviBreed in connection with the adjacent sheep embryo and artificial insemination business, or a widow or widower of such a person, and to any resident dependants.

Any prospective purchaser must satisfy themselves that they will qualify.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Is through triple glazed multi fold doors to the;

Central Hallway 27'5 x 14'6 (8.36m x 4.42m)

Stairs lead off to the first floor and double width doorways open to the living room, kitchen and games room.

**Living Room 25'7 x 17'11 (7.80m x 5.46m)**

Having a large Inglenook fireplace, with flue for a multi fuel stove. There are triple glazed, multi fold windows to the front with extensive views across the countryside to the Lakeland Fells.

**Kitchen 22' x 18' (6.71m x 5.49m)**

Having plumbing for a central island unit and provision for large larder units to one wall. There are triple glazed, multi fold windows to the front with extensive views across the countryside to the Lakeland Fells. Doorways lead to the dining room and utility room.



Dining Room 17'4 x 13'2 (5.28m x 4.01m)

Multi fold, triple glazed doors face to the front and side.



Utility Room 10'9 x 15'9 (3.28m x 4.80m)

Cloakroom 6'9 x 7'4 (2.06m x 2.24m)

Games Room 18'6 x 37' (5.64m x 11.28m)

Having triple glazed folding doors to two sides.
WC off



First Floor - Landing

Bedroom One 14'11 x 17'11 (4.55m x 5.46m)

Having triple glazed, multi fold windows to the front with extensive views across the countryside to the Lakeland Fells.

Dressing Room + En-Suite 10' x 13'3 (3.05m x 4.04m)

Having triple glazed doors to a terrace above the games room. There is space for a large shower enclosure, toilet and wash basin.

Bedroom Two 14'9 x 10'3 + 9'6 x 4' (4.50m x 3.12m + 2.90m x 1.22m)

Triple glazed bifold doors open to the terrace above the games room and there is provision for an en-suite.

Bedroom Three 14'11 x 9'7 (4.55m x 2.92m)

Bedroom Four 9'10 x 17'10 (3.00m x 5.44m)

Having triple glazed, bifold windows to the front with extensive views across the countryside to the Lakeland Fells.

Bathroom 11' x 7'8 (3.35m x 2.34m)

Outside

Gardens and parking for several vehicles



Home Office/Double Garage

Currently used as a home office with triple glazed multi fold doors to the front



Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GAMES ROOM
37'0" x 18'6"
11.27m x 5.64m

PLANT ROOM
18'6" x 13'6"
5.64m x 4.11m

BOILER ROOM

WC
7'8" x 6'9"
2.34m x 2.06m

LAUNDRY
7'8" x 6'9"
2.34m x 2.06m

LIVING ROOM
27'7" x 17'10"
8.40m x 5.45m

DINING HALL
27'7" x 14'6"
8.40m x 4.41m

KITCHEN
27'7" x 18'1"
8.40m x 5.52m

BREAKFAST ROOM
17'4" x 13'2"
5.29m x 4.01m

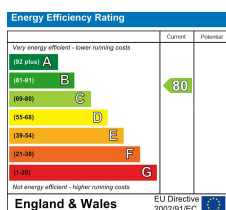
UP

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing is Bedroom 1 (17'10" x 14'11", 5.45m x 4.54m). To the right is Bedroom 3 (18'1" x 12'10", 5.52m x 3.91m). Above the landing is Bedroom 2 (14'9" x 10'2", 4.49m x 3.11m). To the right of Bedroom 2 is an ensuite and a bathroom (11'9" x 7'8", 3.35m x 2.33m). To the left of Bedroom 2 is an ensuite. To the right of the bathroom is Bedroom 4 (14'9" x 14'7", 4.49m x 4.44m). A void over the hall is located below the landing area.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom 1	17'10" x 14'11"	5.45m x 4.54m
Bedroom 2	14'9" x 10'2"	4.49m x 3.11m
Bedroom 3	18'1" x 12'10"	5.52m x 3.91m
Bedroom 4	14'9" x 14'7"	4.49m x 4.44m
Bathroom	11'9" x 7'8"	3.35m x 2.33m
Ensuite (multiple)	-	-
Landing	-	-
Void Over Hall	-	-

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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