



## Forest Lodge, Bowscar – CA11 8RY

Offers Over £200,000

**PFK**



# Forest Lodge

Bowscar, Penrith

Nestled in a serene setting, Forest Lodge is a detached sandstone bungalow brimming with potential, having been thoughtfully extended to offer three good sized bedrooms. It also features a large garden, perfect for outdoor living and gardening enthusiasts, along with the convenience of driveway parking. Now in need of renovation, this home provides an exciting opportunity to personalise and create your dream living space.

Internally the accommodation briefly comprises lounge with log burning stove, kitchen/diner, 3 bedrooms, bathroom and separate WC. Externally the property has driveway parking for 2 cars, and wraparound gardens with a mix of lawns and mature shrubs and trees.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed front door. A large hallway with storage heater, radiator, doors giving access to all rooms and a glazed door leading out to the rear.

### Lounge

14' 10" x 12' 0" (4.52m x 3.66m)

A generous triple aspect reception room enjoying views over open countryside. With feature beam, multifuel stove set in a stone surround (with back boiler behind), loft access hatch and storage heater.







### **Kitchen/Diner**

14' 10" x 11' 9" (4.52m x 3.58m)

Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding cooker, full height fridge freezer and under counter washing machine. Two built in storage cupboards, space for dining table, storage heater, radiator and dual aspect windows.

### **WC**

7' 5" x 6' 2" (2.26m x 1.89m)

Fitted with WC and obscured rear aspect window.

### **Bathroom**

5' 2" x 7' 5" (1.58m x 2.26m)

Fitted with bath and wash hand basin, tiled splashbacks, radiator and obscured rear aspect window.

### **Bedroom 1**

9' 11" x 11' 9" (3.03m x 3.59m)

A side aspect double bedroom with radiator.

### **Bedroom 2**

11' 9" x 10' 0" (3.59m x 3.04m)

A front aspect double bedroom with radiator and enjoying views over open countryside.

### **Bedroom 3**

9' 4" x 7' 10" (2.85m x 2.39m)

A front aspect single bedroom with radiator and enjoying open views.

**Gardens and Parking-** Set in a good sized plot, the property benefits from driveway parking for two cars, wooden shed, and wraparound gardens mainly laid to lawn with a mix of mature shrubs, plants and trees.

**Driveway -** Providing parking for two cars.





## ADDITIONAL INFORMATION

### Septic Tank

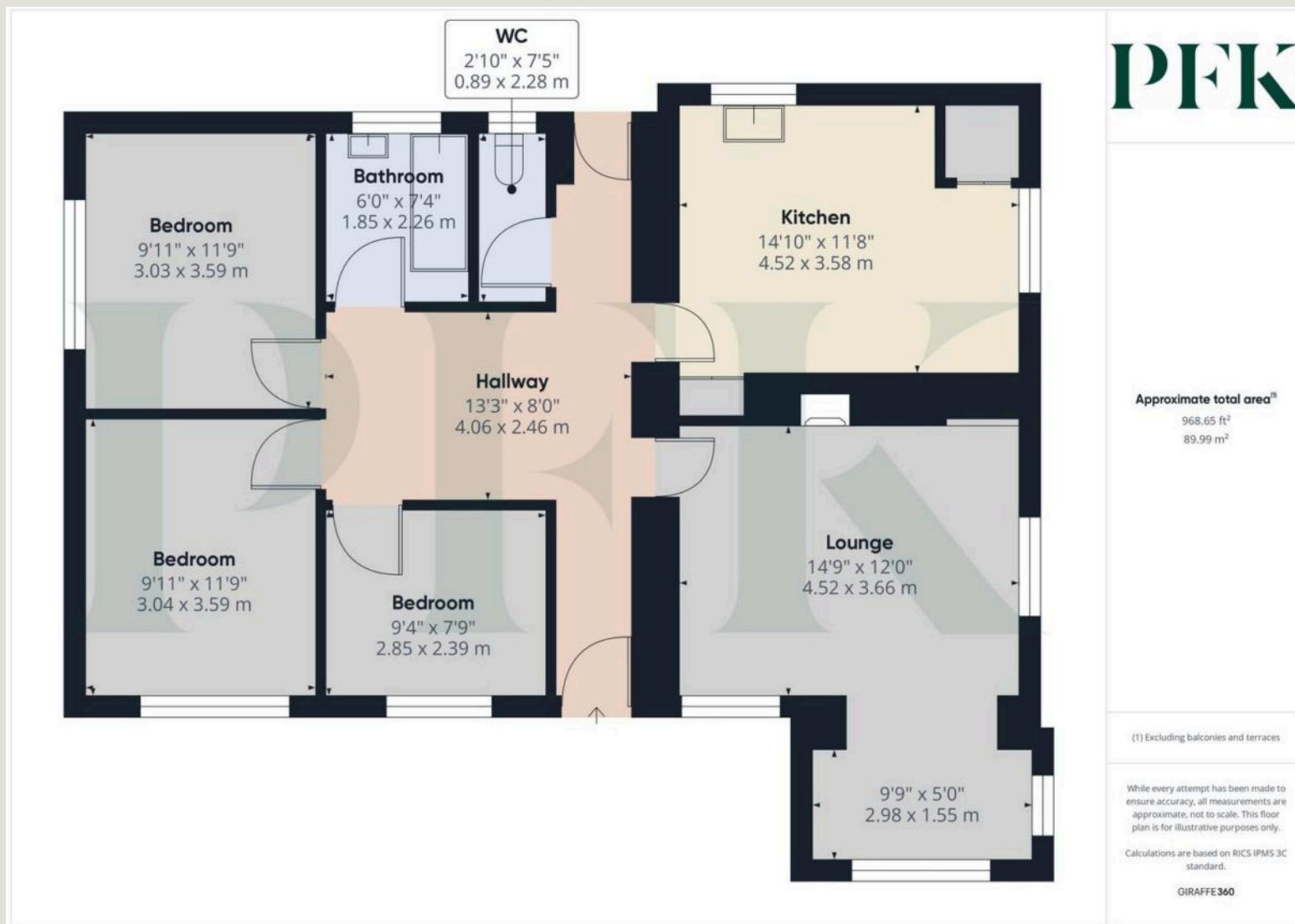
We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Referrals and Other Payment

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

# PFK