



8 Highfield, Tebay – CA10 3TJ

Guide Price £195,000

PFK

8 Highfield

Tebay, Penrith

Delightful 2-Bedroom Semi-Detached Home with Spacious Gardens, Character Features, and Far-Reaching Views

Set within a desirable semi-rural location with convenient access to the M6 and benefiting from far-reaching views, this well-presented two-bedroom semi-detached home offers well-proportioned accommodation, generous outdoor space, and a range of appealing features — including sustainable upgrades made in late 2023. *Please note, a Local Occupancy Clause applies (understood to be Cumbria-wide).*

The accommodation begins with a welcoming entrance hall, featuring a cloaks area, stairs to the first floor, and doors leading to both the living and dining rooms. Positioned to the front aspect, the cosy living room enjoys natural light, an open fire set within a charming stone surround that extends to create shelving, and a pleasant outlook over the front garden.

To the rear, the dining room serves as a versatile reception space — currently used for dining, though equally well-suited as a study or snug. It benefits from wooden bookshelves that could remain in situ and a lovely view of the attractive rear garden. From here, a useful shelved pantry can be accessed and a door leads into the kitchen, which is well-equipped with a range of wall and base units, a stainless steel drainer beneath the window, and complementary work surfaces with tiled splashbacks. There is space for a tall fridge/freezer, washing machine, and cooker (which is included in the sale). A door leads from the kitchen into the front porch, offering additional access to a store room that houses the cylinder and provides further storage space.



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Upstairs, the first floor hosts a useful airing cupboard with shelving and a radiator. The spacious front bedroom enjoys twin windows, a built-in cupboard with hanging and shelving space, while the rear bedroom takes full advantage of the home's elevated position with far-reaching views across the surrounding landscape. A modern shower room completes the internal layout, comprising a three-piece suite with mains-connected shower, WC, basin, and two obscured windows for natural light.

Externally, the property features off-road parking for two vehicles, with further parking space to become available once the vendor removes the existing container unit. Please note that the parking to the rear of the garden is off an access road, therefore vehicle access to the parking is not guaranteed. Street parking is located to the front of the property for 1 vehicle. The expansive gardens to both the front and rear are a standout feature — offering a delightful mix of lawn, established flower beds, shrubs, and a beautifully stocked sweet pea garden. Additional outdoor features include a wooden shed, coal bunker, and a rear outside tap.

Further enhancing the appeal and efficiency of the home, the vendors installed **solar panels**, an **air source heat pump**, and a **new cylinder** in late 2023, improvements made after the current EPC was issued.

This is a wonderful opportunity to secure a well-maintained and characterful home in a sought-after location with excellent amenities and transport links nearby.





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Tebay, Penrith

Tebay is a popular village ideally situated for access to the M6 at junction 38 and within easy commuting distance of Penrith and Kendal. The village is set in a rural location, surrounded by the beautiful Howgill Fells, and provides a primary school in the village itself and easy access to an award winning service station.

- Two bedroom semi-detached home
- Well-proportioned accommodation
- Useful storage
- Generous gardens to front and rear
- Off-road parking
- Far-reaching views
- Convenient to M6 transport links
- Local Occupancy Clause applies
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - E



ACCOMMODATION

Entrance Hall

Front Porch

Store/Cylinder Room

Living Room

12' 3" x 11' 5" (3.74m x 3.48m)

Dining Room

7' 5" x 14' 9" (2.27m x 4.49m)

Kitchen

6' 9" x 10' 7" (2.06m x 3.22m)

Pantry

FIRST FLOOR

Landing

Shower Room

5' 1" x 7' 9" (1.56m x 2.36m)

Bedroom 1

8' 10" x 14' 9" (2.70m x 4.50m)

Bedroom 2

11' 1" x 9' 11" (3.37m x 3.01m)

External

Front Garden

Rear Garden

Parking

Please note that the parking to the rear of the garden is off an access road, therefore vehicle access to the parking is not guaranteed. Street parking is located to the front of the property for 1 vehicle



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Air Source Heat Pump fitted in late 2023. The Solar panels are connected to the water, they are not connected to the grid and were also fitted in late 2023. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

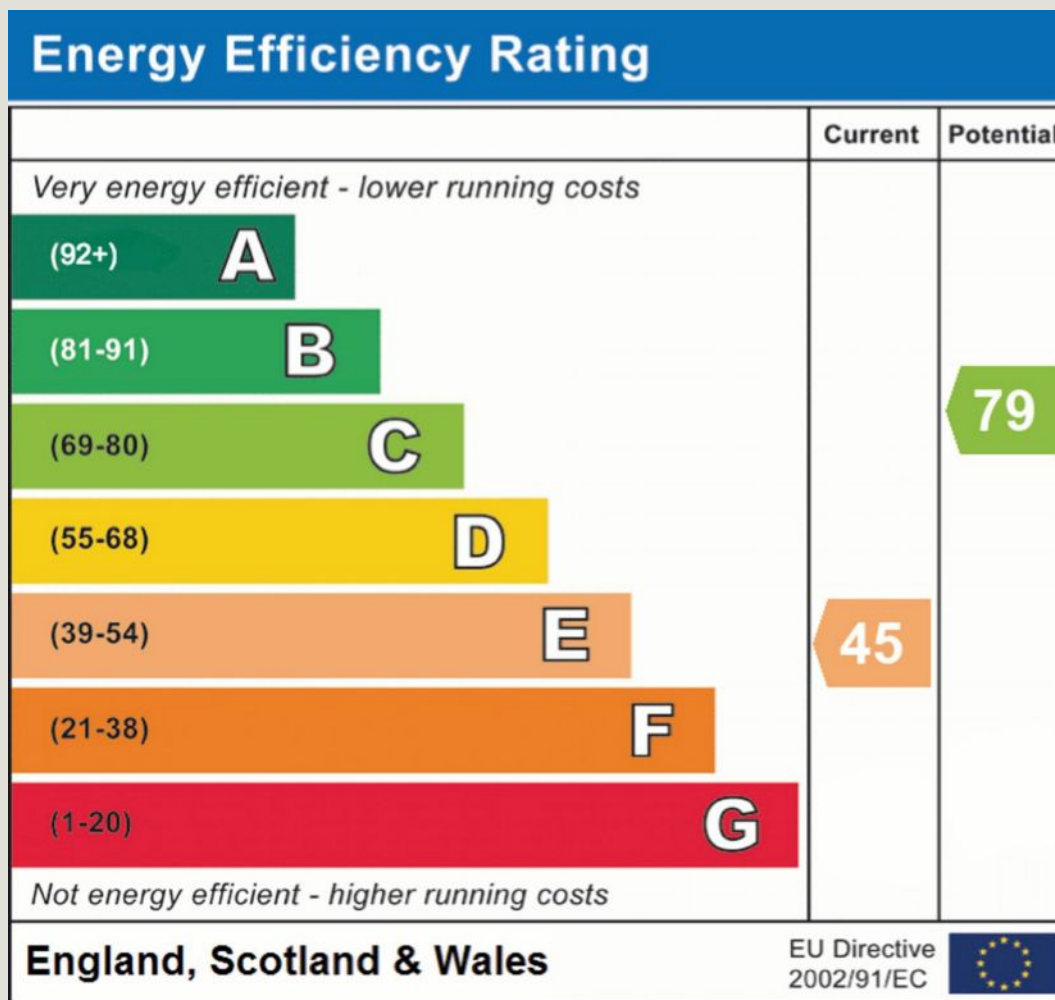
What3Words - [///bunks.drunk.clocking](#) From Kirkby Stephen take the A685, continue for approx. 12 miles and turn left into Tebay at the roundabout. Continue along this road, taking the second left onto Highfield. The property is the 4th property along on the right.

Referrals & 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 :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - 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.









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