



Highfield Motherby, Penrith, CA11 0RJ

Guide price £595,000





# Highfield Motherby

Penrith, CA11 0RJ

- Detached property on an large plot
- Private driveway, garage and workshop
- Fantastic access to Penrith and transport links by road and rail
- Near the village of Greystoke with shop, pub and swimming pool
- Spacious living room with fell views
- Impressive open views
- Village location just outside the Lake District National Park
- Close to the Northern Lake District
- Four/Five bedroom two bathroom
- Garden room with private outlook

Stunning character detached home with generous gardens and breathtaking views across the Lake District fells and Pennines, located in the charming village of Motherby.

Set just outside the Lake District National Park, this characterful property blends period charm with modern living. A welcoming vestibule leads to a bright spacious hallway and ground-floor shower room. The bright living/dining room features a multi-fuel stove and opens onto a raised decking area—ideal for outdoor entertaining. The kitchen diner is designed for family life, complete with a wood-burning stove, smart storage, and sociable layout, alongside a separate utility and boiler room.

Upstairs offers five well-sized bedrooms, including one currently utilised as a dressing room and another as an office, plus a family bathroom.

Outside, the property boasts a large front garden, long driveway with ample parking, and a garage with workshop space. The rear garden includes a lawn, patio, and a fully insulated garden room with power and WiFi—perfect as a home office, gym, or studio.

Enjoy uninterrupted countryside views and a peaceful village setting, with local amenities in nearby Greystoke, Penrudeock and the market town of Penrith just five miles away for wider services and transport links.

## Directions

What3words location: ///human.ringers.strays

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Hallway	
Lounge	17'3" x 11'10" (5.27 x 3.62)
Dining	10'10" x 16'0" (3.32 x 4.90)
Kitchen	9'3" x 22'3" (2.83 x 6.80)
Utility	5'3" x 4'4" (1.62 x 1.34)
Store Room/Rear Porch	
Ground Floor Shower Room	8'8" x 5'0" (2.65 x 1.53)
Landing	
Principal Bedroom	10'8" x 12'9" (3.26 x 3.91)
Bedroom Two	8'6" x 11'11" (2.60 x 3.64)
Bedroom Three	8'3" x 11'11" (2.52 x 3.65)
Bedroom Four/Dressing Room	7'10" x 8'5" (2.40 x 2.59)
Bedroom Five/Office	8'7" x 7'8" (2.64 x 2.36)
Bathroom	8'5" x 5'4" (2.58 x 1.64)

**Services**

Mains water, drainage and electric. Oil central heating.

**Please Note**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

**Anti-Money Laundering (AML) Checks;**

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

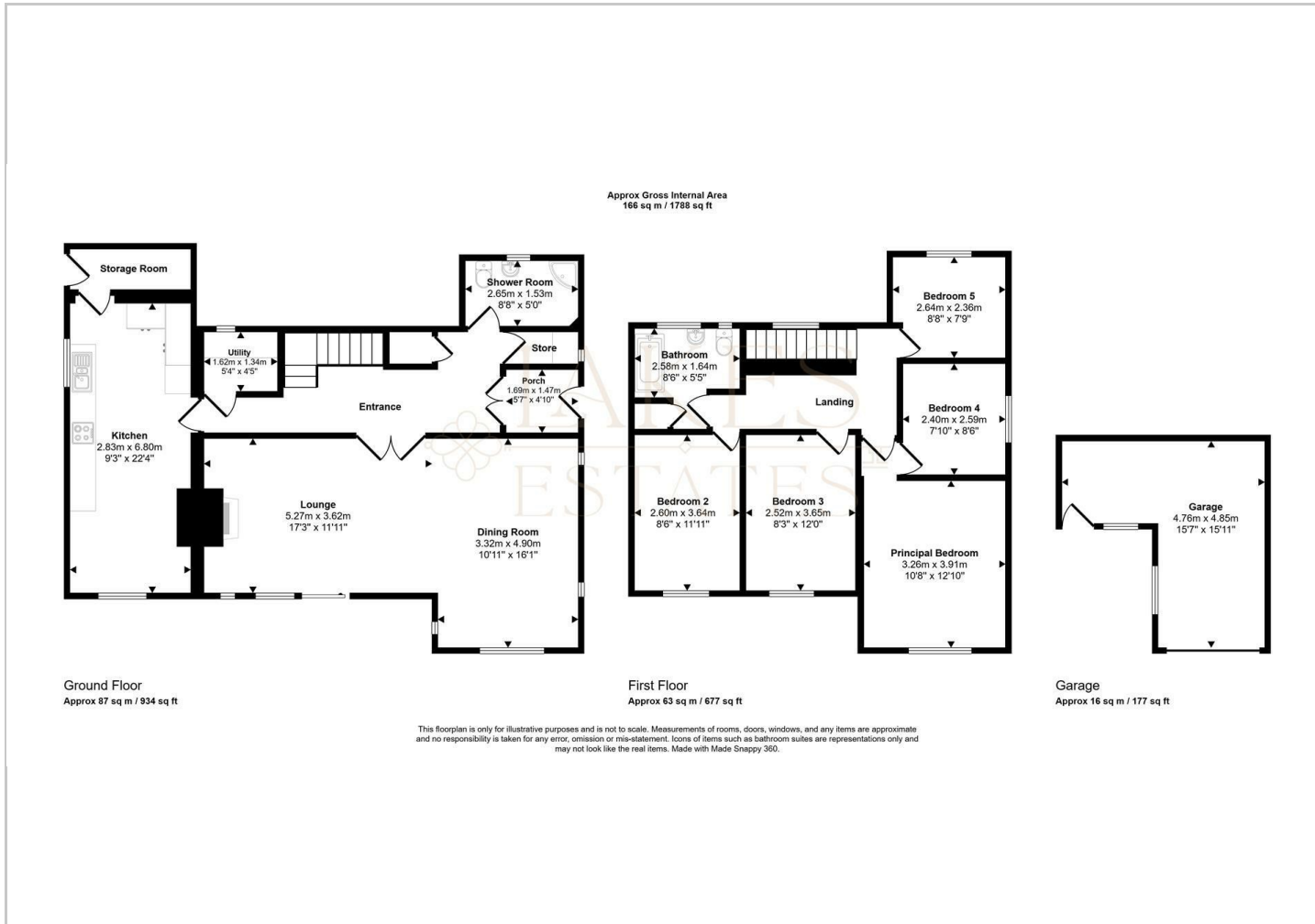
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

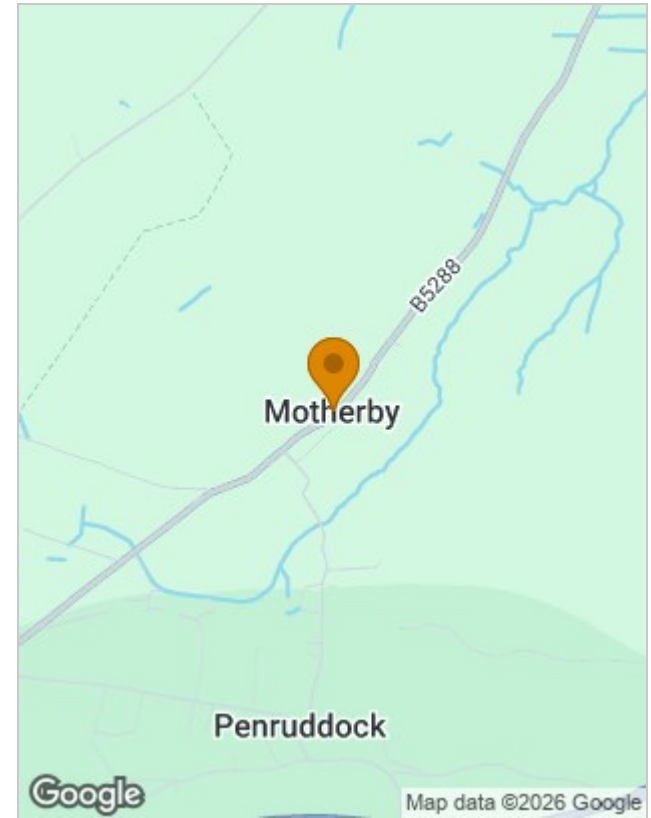
These fees are non-refundable, and the purchase cannot proceed until checks are complete.



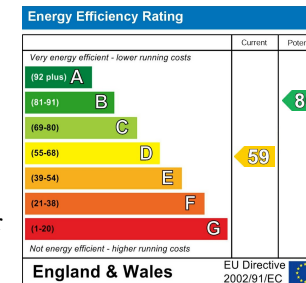
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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