



Knock

£230,000

2 Silverband Villas, Knock, Appleby-in-Westmorland, CA16 6DJ

Located in a beautiful idyllic setting, nestled at the foot of the majestic Pennines, this delightful home offers a unique opportunity for those seeking tranquillity and stunning vistas. With views of the countryside and distant Lake District fells right from your doorstep, this home is a true retreat from the hustle and bustle of everyday life. Ideal for those seeking a serene retreat, this home boasts a range of features designed to enhance modern living, with a newly fitted bathroom and kitchen, with the added benefit of no onward chain. Additionally, there is an expansive garden with ample fruit trees, driveway for ample parking and garage.

As you step into the entrance porch, you're greeted by a small yet inviting hall, setting the tone for the warmth and charm that awaits within. The carpeted stairs lead to the upper floor, promising comfort and style as you ascend to the upper levels of this delightful home. On your left is the spacious living room, where a log burner creates a warm and inviting atmosphere. Imagine cosy evenings spent nestled by the fire, the crackling of logs providing a soothing soundtrack to your relaxation. Double glazed window to front aspect, allowing to you enjoy the views of the colling countryside and distant Lake District fells.

Quick Overview

3 Bedroom semi detached house

Living room with log burner

Newly fitted kitchen

Newly fitted bathroom

Peaceful village location

Views of Lake District fells &

Pennines

No onward chain

Driveway

Garage

Ultrafast Broadband available



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Ultrafast
available



Driveway &
Garage

Property Reference: P0462



Kitchen



Living Room



Bedroom One



Bathroom

Leading from the living room into the newly fitted kitchen, which is a true highlight, offering both a contemporary style and functionality. Featuring sleek cabinetry and contemporary finishes, the kitchen maximises every inch of space, ensuring ample storage and work surfaces. Whether you're preparing a quick breakfast or a gourmet dinner, you'll appreciate the thoughtful layout and quality appliances that make cooking a pleasure. Featuring integrated electric Induction hob and oven, with availability for a fridge/ freezer and washing machine. Stainless steel sink with mixer taps. We have been advised the worktops are of solid oak, however this has not been verified. Dark blue coloured base units. A large understairs cupboard provides additional storage. Double glazed window to rear aspect, with access to side aspect. Part tiled.

Adjacent to the kitchen is a newly fitted two piece bathroom complemented by a separate WC. The bathroom comprises of, shower over bath with waterfall feature and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Partial splashback.

Venture upstairs to find 3 bedrooms, where each room is designed to maximise comfort and practicality, ensuring a restful night's sleep. Bedroom 1 is a large double bedroom with fitted wardrobes and storage cupboard. Double glazed window to front aspect, allowing you to greet every morning with breathtaking views of rolling countryside and distant Lake District fells. This large double bedroom offers not just a place to rest, but a serene escape where the beauty of nature is your daily backdrop. Carpet flooring. Bedroom 2 is a small double bedroom with double glazed window to rear aspect, providing views of the garden and Pennines in the distance. Carpet flooring. Bedroom 3 is ideally suited as a cot room or a home office, catering to your family's evolving needs. Double glazed window to rear aspect.

We have been advised the laminated flooring is of luxury vinyl tile and luxury vinyl plank, however this has not been verified.

Outside, the property continues to impress. The front garden adds to the home's kerb appeal, with a stone wall and wooden fence boundary, small grassed lawn and shrubbery. The expansive back garden is a true haven for nature lovers. Split by a right of way, complete with stone wall and wooden fence boundary, large grassed lawn, with an abundance of fruit trees, offering a delightful space for gardening enthusiasts or those who simply enjoy the outdoors. Driveway for ample parking and garage.

Situated in an Area of Outstanding Natural Beauty and surrounded by attractive open countryside with unspoiled views to the Lake District hills and the majestic Pennines. Knock is a small village in the Westmorland and Furness district, located approximately 5 miles from Appleby and approximately 13 miles from Penrith. The village of Long Marton is approximately 3 miles away, which provides an excellent primary school, church and public house. The historic market town of Appleby provides all amenities including supermarkets, pubs, restaurants, schools and a variety of independent shops. The A66 allows easy access to the North and the A1 at Scotch Corner.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Hall

Living Room 13' 4" x 10' 11" (4.06m x 3.33m)

Kitchen 8' 11" x 7' 7" (2.72m x 2.31m)

Bathroom

Downstairs WC

First Floor

Bedroom One 15' 3" x 10' 11" (4.65m x 3.33m)

Bedroom Two 8' 11" x 8' 2" (2.72m x 2.49m)

Bedroom Three 8' 5" x 5' 9" (2.57m x 1.75m)

Outside

Garage 16' 10" x 8' 2" (5.13m x 2.49m)

Property Information

Tenure

Freehold

Council Tax

Band A

Westmorland & Furness Council

Services and Utilities

Mains electricity and mains water. Oil fired heating and log burner. Septic tank drainage

Septic Tank

We have been advised septic tank is shared with No. 1-12 Silverband Villas located at No. 1 Silverband Villas

EPC

Band D. The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Ultrafast available

Directions

At Kemplay Bank Roundabout in Penrith, take the 3rd exit and join the A66. As you enter Kirby Thore, turn left onto Main Street. After approximately 2 miles, turn left and next right. Follow this road into Knock. The property will be on the right hand side

What3words Location

///package.blueberry.baking

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£230,000

Anti Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat)



Bedroom Two



Bedroom Three



Aerial View



Aerial View

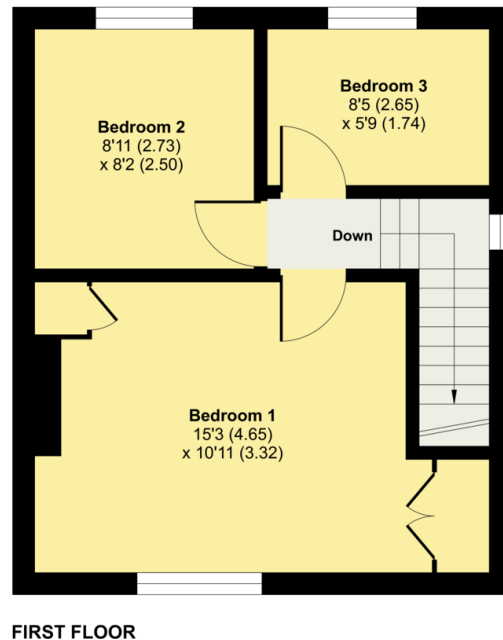
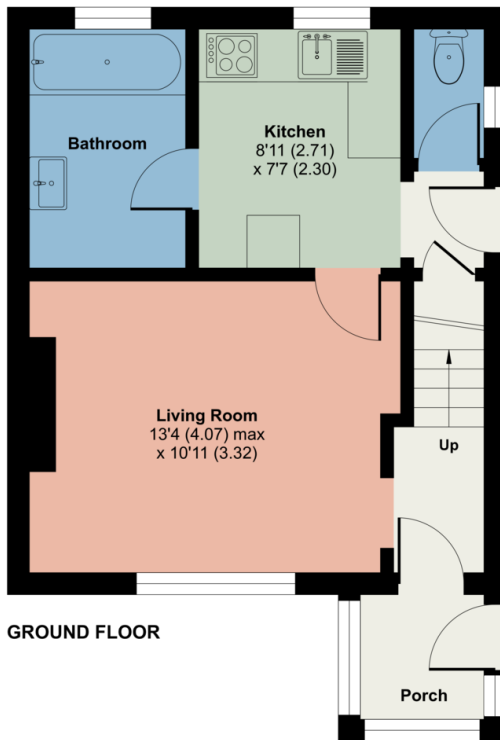
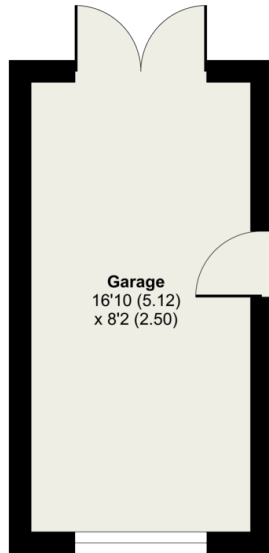
Knock, Appleby-in-Westmorland, CA16 6DJ

Approximate Area = 715 sq ft / 66.4 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1313148

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