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Letting Agents

4 Fellside Terrace, Knock, Appleby-In-Westmorland, CA16 6DH



- **Traditional Terraced Cottage in a Peaceful Fellside Hamlet**
- **Peaceful Fellside Village Close to Appleby**
- **Living Room, Kitchen + Conservatory**
- **2 Bedrooms + First Floor Shower Room**
- **Forecourt Garden and Rear Garden with Superb Views to the Pennines**
- **uPVC Double Glazing + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band -A. EPC - D**

Asking price £150,000

Set up in a peaceful fellside village at the foot of the Pennines, surrounded by open countryside and only 5 miles from the historic market town of Appleby, 4 Fellside Terrace is a comfortable and cosy cottage with accommodation comprising; Porch, Living Room, Kitchen, Conservatory, 2 Bedrooms and a Shower Room.

The front and Back Gardens are ,mainly flagged and gravelled for ease of maintenance and there are fabulous open views to the rear across the neighbouring pasture from Cross Fell to Knock, Dufton and Murton Pikes.

Benefitting from uPVC Double Glazing and a multi Fuel stove, 4 Fellside Terrace has been much loved by the current owner, who has lived there for the last 73 years and is in good overall condition, however it will benefit from some simple cosmetic updates.

Location

From Penrith is to head East on the A66 and drive to Kirkby Thore, approximately 7.9 miles from the roundabout. Turn left into Kirkby Thore and drive right through the village and after 1.1 miles, turn right at the T-junction, follow the road for approximately 1 mile and then turn left, signposted to Knock. Follow the road for another 1.2 miles and at the junction turn right, signposted Dufton. 4 Fellside Terrace is on the left.

The what3words position is ; shameless.lavender.orbit

Amenities Penrith

In the nearby village of Long Marton, 2 miles, there is an Infant and Primary School, a Church and a Public House. Larger facilities are in Appleby, approximately 5 miles.

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green, two fitness gyms and badminton courts. A larger shopping centre is Penrith 14 miles away.

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, drainage and electricity are connected to the property. Heating is ????????

Tenure

The property is freehold and the council tax is band

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check..

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Porch

Having a recessed coat cupboard with hanging and shelf space and a uPVC double glazed door to the;

Living Room 11'10 x 16' (3.61m x 4.88m)

A cast iron multi fuel stove is set in an inglenook with stone hearth and oak surround. There is a TV aerial lead, a satellite point and a telecoms point. Stairs lead to the first floor and the door opens to the;



Kitchen 12'10 x 4'11 (3.91m x 1.50m)

Fitted with oak fronted base units with a slate effect worksurface incorporating a stainless steel single drainer sink and tiled splash back. There are built-in wall cabinets, an electric cooker point, plumbing for a washing machine and space for a fridge and freezer. A uPVC double glazed window and door face into the;



Conservatory 11'3 x 8'9 (3.43m x 2.67m)

Being a uPVC double glazed frame set on a low wall with a polycarbonate roof. The flooring is ceramic tiled there is a wall mounted electric panel heater and double doors open to the rear.

The conservatory enjoys a fantastic view across the surrounding countryside to Cross Fell, Knock Pike and the Pennines.



First Floor-Landing

A uPVC double glazed window to the rear gives natural light. A recessed airing cupboard houses the hot water tank and shelves.

Bedroom One 11'2 x 7'8 (3.40m x 2.34m)

There is a recessed wardrobe with hanging and shelf space, a TV lead and a uPVC double glazed window to the front.



Bedroom Two 11'2 x 7'11 (3.40m x 2.41m)

Having a TV point and a uPVC double glazed window to the front.

Shower Room 6'5 x 4'10 (1.96m x 1.47m)

Fitted with a toilet, a wash basin and a large shower enclosure having a Mira electric shower and marine board to three sides. There is a heated towel rail and a uPVC double glazed window to the rear.



Outside

The front garden has been laid to flags for ease of maintenance with well stocked flowering borders and there is a path to the roadside with a metal gate in the front stone wall.



To the rear is an enclosed garden laid mainly to flags and gravel for ease of maintenance.



A path to the side of the Terrace gives access to the rear across the neighbouring gardens and the neighbour to one side also has access across the rear of number four.

A gate to the rear gives access to a lane.

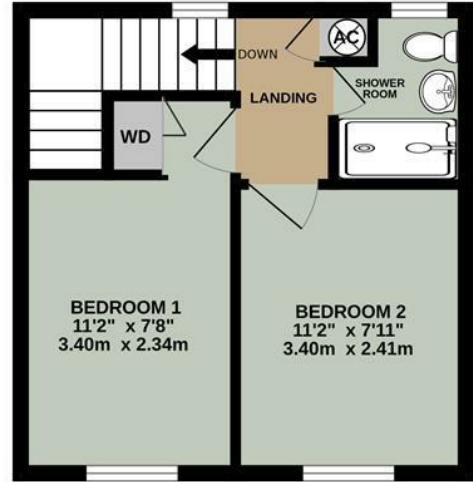
The garden enjoys a terrific open view across the surrounding countryside to Knock, Murton and Dufton Pikes, Cross Fell and the Pennines



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

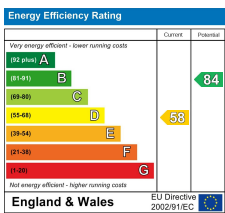


1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

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 as to their operability or efficiency can be given.
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