

The Old Reading Room Knock, CA16 6DN



- **Exceptional Plot with Full Planning for a Substantial Detached Home, Circa 2960 Sq Ft**
- **Situated between Cross Fell and Appleby with Stunning Uninterrupted Views and Direct Access leading onto the Pennine Way**
- **Bespoke Architecturally Designed, No Occupancy Restrictions**
- **Central Hallway with Galleried Landing Above**
- **Large Open Plan Kitchen, Living, Dining Room**
- **4 Bedrooms + 3 Bathrooms + 2 Receptions**
- **Bedroom 4/Living Room Fully Glazed Opening onto a balcony with Stunning Views of the Pennines**
- **Courtyard Garden + 2 Private Parking Spaces**
- **Planning application reference 22/0815.**
- **Tenure - Freehold. Council Tax to be Assessed on Completion of the Build**

Asking price £175,000

Designed by Unwin Jones Partnership and to include many stylish features with the opportunity to create a beautiful home of distinction. The planning permission has been granted for the construction of a two-storey dwelling with the sensitive dismantling and reconstruction of the former semi-derelict village Reading Room.

The picturesque village of Knock is nestled midway between Cross Fell & North Appleby. The plot benefits from direct access onto the Pennine range with uninterrupted views.

The bespoke architect design allows for a large open kitchen, living, dining room with a glazed vaulted ceiling and bifold doors which opens to the courtyard garden. There are four bedrooms, three having en-suites, the 4th bedroom can also be used as a second lounge as it has a glazed balcony which overlooks the Pennines.

The approved scheme also includes an attractive courtyard garden and two private parking spaces accessed from the rear lane all in the consented property will cover 275m² / 2960 sq ft.

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.

Amenities

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 electricity is already connected/on site. Mains drains and water are immediately available, there is a standpipe approximately one metre within the site boundary, although the water supply is not currently connected.

Tenure

The property is freehold and the council tax TBC

Standard construction.

We understand that broadband and mobile telephone reception are available. For an indication of speeds and supply please see the OFCOM website: <https://bit.ly/3Yif1IG>

There is private off road vehicle parking.

CGI images are for illustrative purposes only.

Council Tax: Band TBC - Westmorland and Furness Council

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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A fee 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 2025 was £253.00

Front Porch

Snug/Dining Room

Lounge

Kitchen/ Dining Room

Utility Room

Boiler Room

Reception/Guest Bedroom

Master Bedroom

En-Suite Bathroom

Bedroom Two

En-Suite Shower Room

Bedroom Three

En-Suite Shower Room

OUTSIDE











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(13-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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