



The  
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## **Pack Horse Cottage , Appleby-In-Westmorland, CA16 6DN**

**Offers over £129,950**

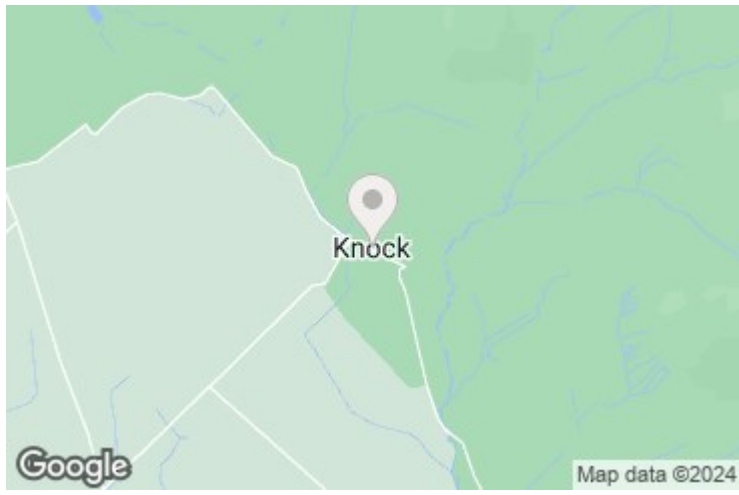
\*\*\* PROPERTY NOW EMPTY \*\*\*

We are pleased to present this charming two bedroom cottage pleasantly situated in the tranquil village of Knock located approximately thirteen miles from Penrith and five miles from Appleby. The property provides characterful accommodation with delightful rural views and a large basement that could be developed to provide additional accommodation subject to obtaining the necessary consents.

The village of Knock is on the periphery of the North Pennines Area of Outstanding Beauty and provides easy access to the Pennine Way.

This property could be perfect for first time buyer or someone looking at investing, whether that be as a rental or even a holiday home.

Call the office today for a viewing!!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>19</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

