



GROUND FLOOR
APPROX. FLOOR
AREA 1161 SQ.FT.
(107.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 760 SQ.FT.
(70.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1921 SQ.FT. (178.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2013



Detached 4 Bed Cottage

The White Cottage Knowle, Devon, EX33 2NA

Offers In Excess Of

£405,000

- Four Bedrooms
- Family Bathroom & En suite Cloakroom
- Parking
- Four Reception Rooms
- Kitchen & Utility Room
- Building Plot Potential
- 3 Cloakrooms
- Good Size Gardens
- EPC: E

Directions

From Barnstaple proceed along the A361 to Braunton. At the traffic lights and crossroads in the centre of the village continue on, signposted to Ilfracombe. Continue out of Braunton village and, after a mile, enter Knowle. Continue pass the garage on the right and, a little further on, The White Cottage will be seen on the right hand side with our For Sale board clearly displayed.

**Looking to sell? Request
a free sales valuation
for your property.**

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Description

Formally a restaurant of renowned, this is a exceptional opportunity to acquire a very well proportioned detached, character home which offers very comfortable accommodation, which flows well and offers potential in the grounds and flexibility with the accommodation inside. The house stands in a good size garden and is it considered that there could be means to erect a single story dwelling at the end of the garden. The planning department has provided an informal opinion, dated September 2012, for the possibility of constructing a small bungalow. A full application would need to be submitted. The accommodation flows nicely and is ideal for family occupation or, alternatively, could be split to provide two properties, again subject to PP. There are many features to the property including attractive herringbone wood floor and some attractive period fireplaces. Access is from the rear of the property to a small hall where there are twin cloakrooms, a clue to the properties previous function as a restaurant. From here there is access to a lounge, study, living room and then to a very useful family room with french doors to the garden. There is also a kitchen and useful utility room. To the first floor there are four good size bedrooms, one having en suite cloakroom and there is also a bathroom with separate w/c.

Services

All mains connected, water meter

Council Tax band

E

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the
Braunton branch on
01271 814114



Situation

The property is situated on the main road through the very sought after Village of Knowle, approximately 1 mile from the larger village of Braunton. Within Knowle there is a Garage with Post Office/ stores and there is a very good Public House/ Restaurant. There is a regular bus service to Braunton which offers full range of amenities to cater for every day needs including Primary and Secondary Schooling, Medical Centre and a good number of Local Shops and Businesses. The Sandy Beaches and Croyde and Saunton are within an easy drive as is the Saunton Sands Golf Club with its two 18 hole Golf Courses. The bus service connects further to Barnstaple approximately 6 miles to the South East and here there is access to the m5 motorway via the North Devon Link Road and the Rail Link to Exeter in the South.



Room list:

Entrance hall

Ladies & gentlemen cloakrooms

Lounge

5.8 x 2.8 (19'0" x 9'2")

Study

3.7 x 3.18 (12'2" x 10'5")

Living room

5.17 x 4.22 (17'0" x 13'10")

Family room

8.19 x 2.70 (26'10" x 8'10")

Lobby

Utility room

3.04 x 2.29 (10'0" x 7'6")

Kitchen

4.29 x 2.93 (14'1" x 9'7")

First floor

Cloakroom

Bedroom 1

5.25 x 3.43 (17'3" x 11'3")

Bedroom 2

5.23 x 2.71 (17'2" x 8'11")

Bedroom 3

3.87 x 2.54 (12'8" x 8'4")

Bedroom 4

3.96 x 1.98 (13'0" x 6'6")

Bathroom