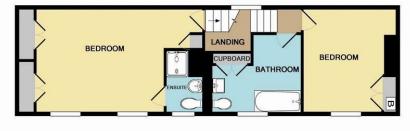




APPROX. FLOOR AREA 920 SQ.FT. (85.4 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 495 SQ.FT.

RIDGE COTTAGE, KNOWLE, EX33 2ND
TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.4 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-attement. 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

Directions

From Barnstaple and at the centre of Braunton carry on over the traffice lights towards Ilfracombe. Knowle is the 1st village & when you pass the garage then take the third right into Church Hill Lane. This is just before where the main road bends to the right. Continue up this hill passing Briary House on your left where there is a large stone on the left beyond which is the access to Ridge Cottage with the nameplate clearly displayed.

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or email braunton@phillipsland.com

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Detached 2 Bed Cottage

Ridge Cottage Church Hill Lane, Knowle, Braunton, Devon, EX33

- 2 Bedrooms
- Galley Kitchen & Utility
- Double Garage

- Sitting Room with Woodburner
- En Suite Shower & Bathroom
- Parking & Large Gardens

- £395,000
- Sep. Dining Room
- Det. Studio
- EPC Rating E





Description

This is an excellent opportunity to acquire a very well presented detached Grade II listed thatched Cottage which stands within its own good size gardens. The property is in a tranquil tucked away position within the sought after village of Knowle which offers virtually complete seclusion and privacy and is offered in very good condition throughout with extremely comfortable accommodation. We understand that the back slope of the roof and ridge were replaced in 2012 whilst there was an electrical report completed in 2013. The property offers many character features which include exposed beams, stonework and latched doors. The accommodation comprises entrance hall with door to lovely double aspect sitting room with inglenook fireplace, ceiling and vertical beams. There is a separate dining room with access to a well fitted galley style kitchen which has further access to a utility room. To the first floor there is a master bedroom with built in wardrobes and en suite shower room, whilst there is a good sized second bedroom and family bathroom. There is the benefit of gas fired radiator central heating with a boiler changed in 2013 to the main house. To the side of the house there is a very useful studio which would make for an excellent office.

The gardens are delightful, they are split level and with steps which wind down to the cottage. Many trees in the plot which opens to a former vegetable garden, now laid to lawn with mature Fig tree. The vegetable garden can easy be reinstated if required.

Services

Mains, water, electricity and private drainage

 $\underset{\text{Band D}}{\text{Council Tax band}}$

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton branch on 01271 814114





Situation

Knowle is situated only a few minutes drive from the larger village of Braunton. There is a good pub/restaurant, garage and convenience store/post office within the village and Braunton offers an excellent range of amenities including local shops, library, medical centre, primary and secondary schooling and is connected by a regular bus service. A short distance from Braunton are the sandy beaches at Croyde and Saunton, where there is also the renowned Saunton Sands Golf Club with its two 18 hole courses. Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east of Braunton and a wider range of amenities can be gained here. There is also access to the North Devon link road which leads to Junction 27 of the M5 motorway.

Room list:

Entrance hall

Living room 21'1" x 12'0" max

Dining room 13'7" x 11'10"

Kitchen
26'4" x 6'6" narrowing to 5'1"

Utility room 9'3" x 4'11"

First floor

Master bedroom 17'6" x 12'6"

En suite shower room

Bedroom 2 12'3" x 10'9"

Family bathroom

Outside

