



Detached 2 Bed Cottage

Ridge Cottage Church Hill Lane, Knowle, Branton, Devon, EX33 2ND

£395,000

- 2 Bedrooms
- Galley Kitchen & Utility
- Double Garage
- Sitting Room with Woodburner
- En Suite Shower & Bathroom
- Parking & Large Gardens
- Sep. Dining Room
- Det. Studio
- EPC Rating - E

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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

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.

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.

Services

Mains, water, electricity and private drainage

Council Tax band

Band D

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton branch on 01271 814114

