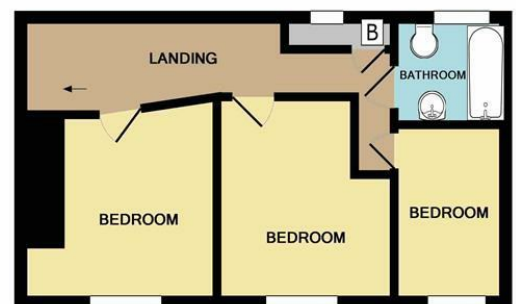


GROUND FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 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.
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Delightful Character Cottage

The Old Cottage Knowle, Devon, EX33 2LY

£325,000

- 3 Bedrooms, 2 Reception Rooms
- Kitchen with Store Area
- Family Bathroom
- Superb Gardens
- Gas Central Heating
- Tremendous Character
- Viewing Essential
- No Onward Chain
- EPC: exempt

Directions

From Barnstaple proceed on the A361 to Braunton. At the centre of the village, at the crossroads and traffic lights continue on signpost to Ilfracombe. After approximately 1 mile enter the village of Knowle, continue on through pass the garage on the right, taking the next turning on the right hand side and the property will then be found, one of the first properties on the left as you go back up the hill.

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

Call 01271 814114

or email braunton@phillipsland.com

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Description

This is an excellent and very rare opportunity to acquire a Grade II Listed character cottage situated in a very pleasant village which demands a full internal inspection to fully appreciate the charm and individual nature of the property. The cottage offers well presented accommodation benefiting gas fired radiator central heating with a brand new boiler. There is a wealth of character which makes for exceptional and comfortable living. There are attractive stripped doors, some exposed beams, also an inglenook fireplace to the sitting room with inset wood burner. The accommodation flows exceptionally well with good sized entrance hall and double aspect sitting room which has a wide semi circular sweeping staircase to the floor. There is a separate dining room and kitchen to the rear of the cottage is a bright room being with well fitted with beech work surfaces and tiled floor which opens to a useful store room to one end. To the first floor there are 3 good sized bedrooms and a very well appointed family bathroom.

The cottage offers a superb rear garden which is on two levels and accessed directly from the kitchen onto a crazy paved patio, ideal for barbeques. Here there is an outside loo and store shed and steps up to a most delightful lawned garden with flower beds and borders, mature apple tree and fig tree. The gardens offer a very good degree of privacy and offer a sunny aspect.

This is an excellent opportunity for those persons seeking a character family home or alternatively an easy to run holiday home from which a good income could be accrued if required.

Although there is no dedicated parking space with the property, there is on road parking opposite the cottage which is generally freely available. Properties of this nature are always in very good demand and therefore we recommend a full internal inspection at the earliest opportunity to avoid disappointment.

Services

Mains water, electricity, drainage and gas.

EPC Rating

Exempt

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton branch on 01271 814114



Situation

The Old Cottage is situated in the very sought after village of Knowle which is approximately 1 mile north from the larger village at Braunton. The village has a very good communal spirit and offers garage with shop/post office and there is also a very good village pub/restaurant close by and some of North Devon's most splendid scenery is only a few minutes drive away. There is a bus service to Braunton which is only 1 mile level walk away and here a wide range of amenities can be found including primary and secondary schooling, a good number of local shops and stores, Tesco's Superstore and Cawthornes, medical centre, public houses etc. 5 miles to the west of Braunton are the sandy beaches at Croyde and Saunton where there is also the renowned golf club with its two 18 hole courses. A bus service connects to this location as it does to Barnstaple, the regional centre of North Devon approximately 5 miles from Braunton. Here further amenities can be found including the North Devon Leisure Centre and the Queens Theatre. There is access to the North Devon Link Road which provides a convenient route to the M5 motorway by junction 27 and rail connection from Tiverton Parkway to London (Paddington). There is also the Tarka Rail Line to Exeter in the south.



Room list:

Entrance Hall

Sitting Room

4.77m x 3.04m with inglenook fireplace (15'7" x 9'11" with inglenook fireplace)

Dining Room

3.62m x 2.89m (11'10" x 9'5")

Kitchen

3m x 2.23m (9'10" x 7'3")

Storage Area

First Floor Landing with semi circular staircase

Bedroom 1

3.45m max x 2.85m (11'3" max x 9'4")

Bedroom 2

3.55m narrowing to 2.28m x 2.79m (11'7" narrowing to 7'5" x 9'1")

Bedroom 3

3.25m x 1.80m (10'7" x 5'10")

Well appointed family bathroom

Small front garden area

Very good sized and delightful gardens to the rear

WC and stone store

2.78m x 2.60m (9'1" x 8'6")