



Knowle Cottage

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Drewsteignton, Exeter, Devon, EX6 6QZ



Okehampton 10 Miles A30 2.5 Miles
Exeter 18.5 Miles

Delightful extended Grade II
Listed character cottage
with large garden.

- Detached Thatched Extended Cottage
- Grade II Listed
- 5 Bedrooms
- Large Cottage Gardens
- Delightful Rural Views
- Approximately 1/3 of an Acre

Guide price £599,500

SITUATION

Knowle Cottage is situated on the fringes of the popular Dartmoor village of Drewsteignton. The village itself has a strong community with popular inn, post office/store and 15th century church. The ancient town of Chagford is within easy reach, offering a good range of shops and amenities, primary school, health centre etc. The larger town of Okehampton is within easy driving, again with a good range of shops and services, three supermarkets including a Waitrose and education from infant to sixth form level. School buses to Chagford and Okehampton both stop outside the property. From the property there is easy access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university of Exeter with its M5 motorway, main line rail and international air connections together with a major shopping centre. From the village there are many walks and rides onto the open moor with the picturesque Fingle Bridge and the renowned Castle Drogo within easy reach. The open moor offers many opportunities for walking, riding and outdoor pursuits. The larger town of Okehampton is within easy driving, again with a good range of shops and services, three supermarkets including a Waitrose and education from infant to sixth form level. From the property there is easy access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university of Exeter with its M5 motorway, main line rail and international air connections together with a major shopping centre. From the village there are many walks and rides onto the open moor with the picturesque Fingle Bridge and the renowned Castle Drogo within easy reach. The open moor offers many opportunities for walking, riding and outdoor pursuits.

DESCRIPTION

Knowle Cottage is believed to date from the mid 17th century of granite stone construction beneath a thatched roof. The property has recently been extended to incorporate outbuildings at rear into two excellent bedrooms and shower room with a large hallway. The property itself benefits from propane gas fired central heating. There are many character features including inglenook fireplaces and a wealth of exposed of exposed timbers. There are two staircases serving the first floor, making the accommodation particularly versatile. The property has been re thatched within the past twelve months. A feature of Knowle Cottage are the large well stocked cottage gardens lying to the rear and side of the property and enjoying attractive views over surrounding countryside. There is space to park a vehicle, off road adjacent to the cottage.

ACCOMMODATION

Door to: ENTRANCE HALL: Limestone tiled floor, part timber panelled walls, recess with fitted shelf. SITTING ROOM: Window to front, stone inglenook fireplace with canopy and grate and small window to side. Exposed ceiling timbers, radiator, concealed stairs to first floor with understair cupboard. Solid Oak flooring. LIVING ROOM: Double glazed window to rear, inglenook fireplace with fitted woodburning stove, cloam oven and window to rear with bench seat. Solid Oak flooring, two radiators, concealed stairs to first floor. OFFICE/STUDY: Window to front, radiator, limestone tiled floor. BATHROOM: Panelled bath with tiled splash backing, tiled shower cubicle with mixer shower fitment, pedestal wash basin, low level WC. Radiator. Exposed ceiling and wall timbers, limestone tiled floor. French door to side. KITCHEN/DINING ROOM: Double glazed windows to side and rear

overlooking gardens. Stable door to rear. Wall mounted Worcester propane gas central heating boiler, belfast sink with timber drainer, adjoining timber worksurface with space under and plumbing for dishwasher, space for fridge/freezer and Rangemaster five burner range cooker with double oven, radiator, limestone tiled floor. CLOAKROOM: Low level WC, hand basin. LARGE REAR HALL: with limestone floor and double glazed french doors to garden, further door to road/parking space at front. LOBBY: With timber floor, built in UTILITY ROOM having space and plumbing for appliances, extractor vent. BEDROOM 3: Oak floor, high level window, radiator. BEDROOM 4: Oak floor, high level window, radiator, part exposed stone wall. SHOWER ROOM: Tiled shower cubicle with electric shower unit and screen door, light and extractor. Pedestal wash basin with tiled splash backing, low level WC.

FIRST FLOOR: BEDROOM 1: With individual staircase access from Sitting Room. Window to rear with bench seat, exposed ceiling timbers, stripped pine floor boards, access to roof space. Walk-through BEDROOM 5 with leaded window, stripped pine floor boards, exposed ceiling timbers, built in cupboard and access to roof space. BEDROOM 2: Having its own separate staircase from living room. Double glazed window to side with bench seat and views over gardens. Stripped pine floor boards, exposed ceiling timbers and access to roof space.

OUTSIDE

The property fronts onto the quiet village lane and to the side of the cottage is an off road parking area for a vehicle. USEFUL STORE. A little further down the lane recessed in to the garden wall is an original well. A feature of Knowle Cottage are the large cottage gardens. Immediately to rear is a delightful sunny patio area bordered by stone wall with shrubs and heathers, outside tap. Access to side with gate access to the village lane, outside light. Steps to side garden area, laid to lawn with trees and a variety of shrubs. Bay tree, apple tree, large timber and glazed GREENHOUSE. Good size lawn with chicken run and a wealth of trees and shrubs. Attractive views over surrounding countryside. Rear lawn with paved patio and further raised concrete patio area, ideal for a greenhouse or summer house. A further lawn garden with conifers and mature trees. A gate to a further secluded area with timber and glazed SUMMER HOUSE and fruit bushes. The gardens are bordered by mature trees and a stone wall and directly adjoin open fields at rear. The total plot is in the region of 1/3 of an acre.

DIRECTIONAL NOTE

From our office proceed out of Okehampton in an easterly direction and after approximately 2 miles turn left signposted to Exeter adjoining the A30 dual carriageway. Proceed for approximately 5.5 miles before taking the exit, the A382 signposted to Moretonhampstead and Torrington/Winkleigh. Almost immediately turn right signposted to Crockerwell and Hittisleigh and proceed for approximately 1.7 miles before turning right signposted to Drewsteignton. On the fringes of Drewsteignton at the junction, the property will be found immediately upon the right hand side, adjacent to the Drewsteignton village sign.

SERVICES

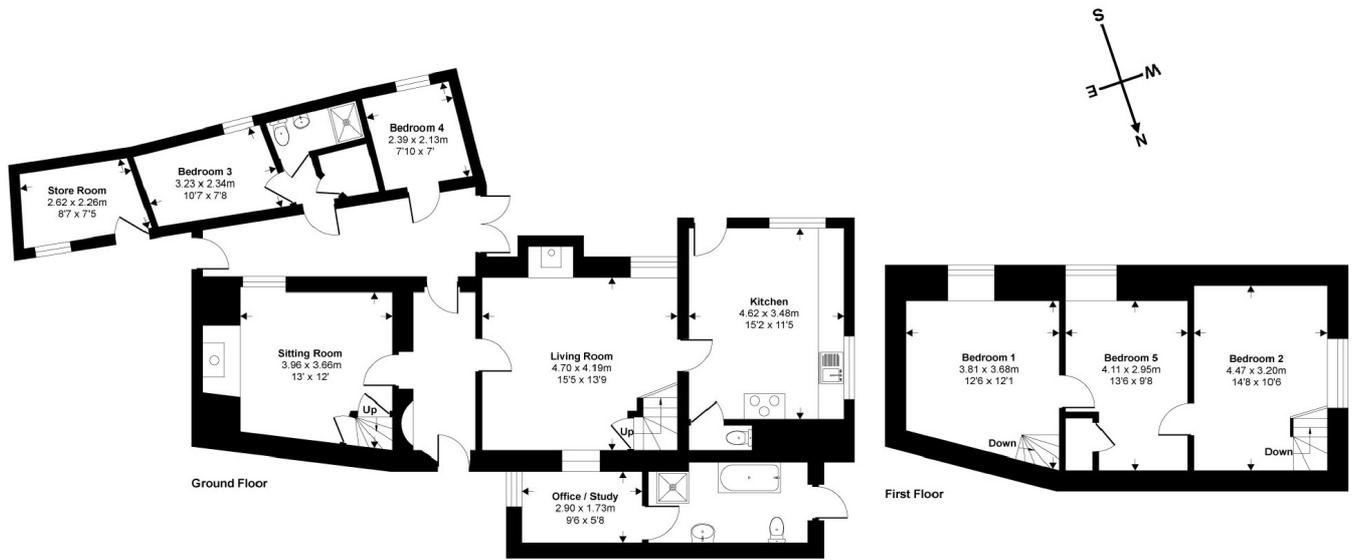
Mains Electricity, Water and Drainage.



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Approx. Gross Internal Floor Area
152.5 Sq Metres 1642 Sq Ft (Excludes Store)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



11 Charter Place, Market Street,
Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk



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