



April Cottage



Dulverton 8 miles South Molton 9 miles
Tiverton 12 miles

A beautifully preserved Grade II listed cottage in the heart of one of North Devon's most attractive villages, equally suited as a permanent home, weekend retreat or holiday cottage

- Pretty Character Cottage (Grade II listed)
- Historic village setting
- Close to a the renowned Masons Arms (Michelin Star)
- Living/Dining Room
- Kitchen
- Bathroom
- Landing/Bed 2 and main bedroom
- Useful outbuilding/store
- Freehold
- Council Tax Band B

Guide Price £155,000

Situation

April Cottage is located in the small village of Knowstone which has the renowned Masons Arms thatched inn. The village is just over a mile from the A361 (North Devon link road) and is well positioned with good access to Barnstaple and the coastal resorts as well as the Exmoor National Park only a short distance to the north. The A361 also links to Tiverton and the M5 (Junction 27) to the south east where there is a main line rail station linking to London Paddington. The thriving market town of South Molton is about 9 miles and offers an excellent range of day to day amenities including schooling up to secondary level, a wide variety of shops, banking facilities, churches and regular livestock and award winning pannier markets.

Description

Of rendered stone and cob construction under a newly thatched roof, April Cottage is a charming Grade II listed cottage with much charm and character set in the heart of the village. Considered perfect as a weekend retreat or second home, the cottage also has possibilities to be used as a rented holiday cottage if required.

Accommodation

A glazed door leads directly into the LIVING / DINING ROOM with exposed beams and an inglenook fireplace with a bread oven and wood burning stove. Turning stairs lead to the first floor. A door leads through to the KITCHEN which has a range of base units with worktop over, stainless steel sink unit, space and plumbing for washing machine. electric cooker and space for

fridge freezer. A door leads into the BATHROOM with a panelled bath, WC and wash basin.

On the FIRST FLOOR there is a sizeable LANDING with room for a single bed if required and a window has lovely views to the rear. Off the landing is a small walk-in storage room. There is one DOUBLE BEDROOM with an outlook to the front.

Outside

Close to the cottage on the other side of the road is a row of stone and cob outhouses that provide very useful storage for logs/bins etc.. April Cottage owns the first one on the left.

Services and other information

Mains electricity, water and drainage. Electric night storage heating. Standard and Ultrafast broadband are available. Mobile coverage is available for all major networks. (Ofcom) The property does not have a garden. Parking is available on street along the road.

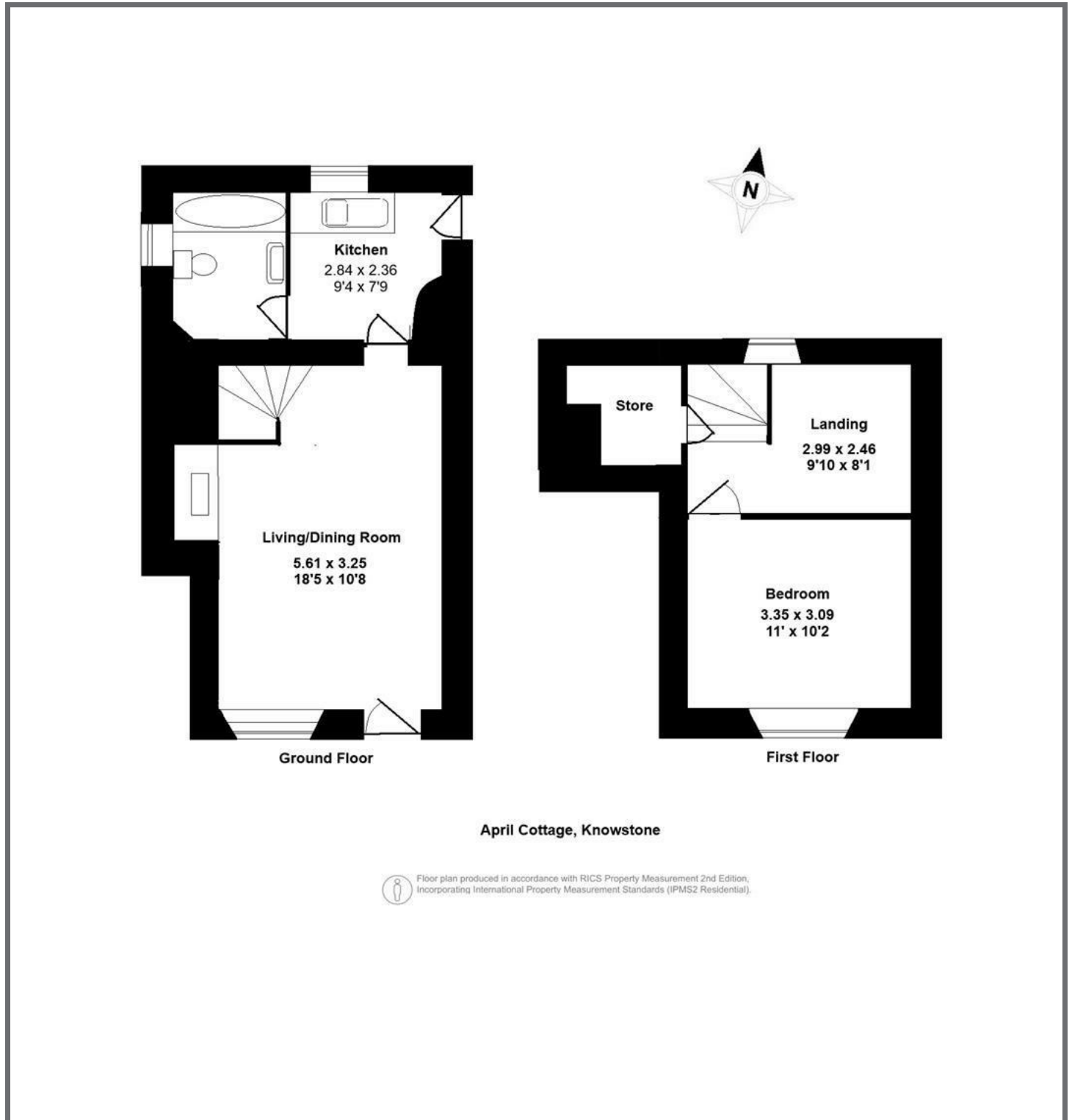
Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton head east on the A361 (North Devon Link Road). After about 8 miles at Moortown Cross turn left signposted for Knowstone. Continue over the cattle grid and take the next left turn signposted for Knowstone. Follow the road down to the village and at the T junction turn right. The cottage will be found soon after on the left. What3words Ref: briskly.deflation.firepower





April Cottage, Knowstone

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(75-88) E	(49-64) F	(35-48) G	
Net energy efficient - higher savings costs		67	33
England & Wales		EU Directive 2002/91/EC	1-3

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