



# The Knowle House

137 Fore Street, Kingsbridge, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully refurbished Grade II\* listed family home offering a wealth of elegant accommodation in a highly sought-after position

Knowle House is an impressive Grade II\* listed home dating back to the 17th Century. It was lovingly and sensitively restored by the previous owners to offer superb accommodation designed to meet the demands of the modern family. Two further three-bedroom cottages with off-street parking generating significant income are available by separate negotiation.



**4 RECEPTION ROOMS**



**8 BEDROOMS**



**6 BATHROOMS**



**TWO COTTAGES WITH PARKING**



**SOUTH-FACING GARDEN**



**FREEHOLD**



**TOWN**



**5,975 SQ FT**



**GUIDE PRICE  
£1,495,000**



### The property

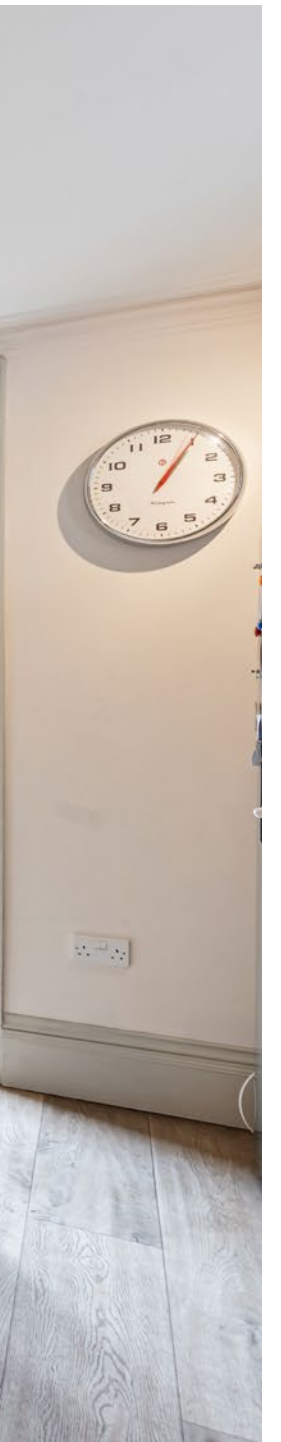
Flexible accommodation is arranged over 3 floors and is typical of its period, enjoying extremely generous proportions, high ceilings, beautiful shuttered sash windows, window seats and wonderfully preserved fireplaces.

The ground floor has two entrances, one from the street leading into the grand main entrance hall with high ceilings and a stunning sweeping staircase, the other from the courtyard and parking area. Both lead to the ground floor reception rooms as well as a large and highly functional boot room, a laundry / utility, a light filled study and cloakroom. Throughout the floor unique historical details including bronze wall plaques and stained glass windows add character and flair. At the heart of the home lies the dream family kitchen. A central island anchors the space, complemented by a gas AGA, a walk-in pantry and generous dining area. The relaxed dining space with wood-burning stove invites slow mornings and cosy evenings, while the adjoining conservatory with vinery opens gracefully onto the south-facing terrace and gardens. It is easy to imagine long summer lunches, children spilling out onto

the lawn, and candlelit suppers. The formal living room, bathed in southern light through its striking semi-circular bay window, flows into a characterful snug room — an intimate retreat with a door leading on to the terrace. Elegant, timeless and beautifully restored, the house balances architectural significance with the warmth and vitality of modern family living.

Upstairs, the Regency styled master bedroom has wonderful high ceilings, beautiful intricate corning and a stunning bay window overlooking the garden and the estuary beyond. The roomy Jack and Jill bathroom has a large walk in shower and freestanding pebble bath. This floor benefits from a further three gorgeous double bedrooms, one with an en suite, as well as a family bathroom with a generous roll top bath perfect for warming up after a cold dip in the sea. The house keeps on giving with the top floor and its three further bedrooms, all with their own wonderful characteristics including beautiful pitched roof attic beams and original fireplaces. Two have en suite bathrooms and there is an extra bathroom with awesome skylight. All provide exceptional flexibility - ideal for family life, visiting friends, or multi-generational living.







## Planning

The main house benefits from planning permission to create further space if desired and garaging for the house. Further information can be found on the South Hams planning portal using reference 28/0523/10/F.

## Outside

Outside, the south-facing terrace spans the width of the house, overlooking gardens laid largely to lawn — a private sanctuary in the centre of town. Ample parking, so rare in such a central setting, adds further practicality to this distinguished home. Adding to the appeal, two charming three-bedroom cottages — The Coach House and The Stables — are available by separate negotiation. Beautifully appointed and full of character, both cottages are currently let generating significant income. They also offer wonderful potential for guest accommodation or multi-generational living. The cottages benefit from off-street parking and The Coach House also has its own private garden.

## Location

Knowle House enjoys a central yet peaceful position within Kingsbridge, a thriving town at the head of the Kingsbridge and Salcombe Estuary. With its independent boutiques, cafés, restaurants, cinema, leisure centre and highly regarded schooling, it offers both convenience and community. The spectacular coastline of the South Hams — with sandy beaches at Bantham, hidden coves and sailing waters at nearby Salcombe and Dartmouth — lies just moments away, as does some of Devon's most glorious rolling countryside.

This is more than a fine period residence. It is a home shaped by centuries, restored with care, and ready to hold the next chapter of family life — a place where heritage, beauty and everyday joy coexist effortlessly.



## Distances

- Salcombe 6.5 miles
- A38 (Devon Expressway) 11 miles
- Dartmouth 12 miles
- Totnes 13 miles
- Totnes mainline station 12.9 miles
- Exeter 40 miles

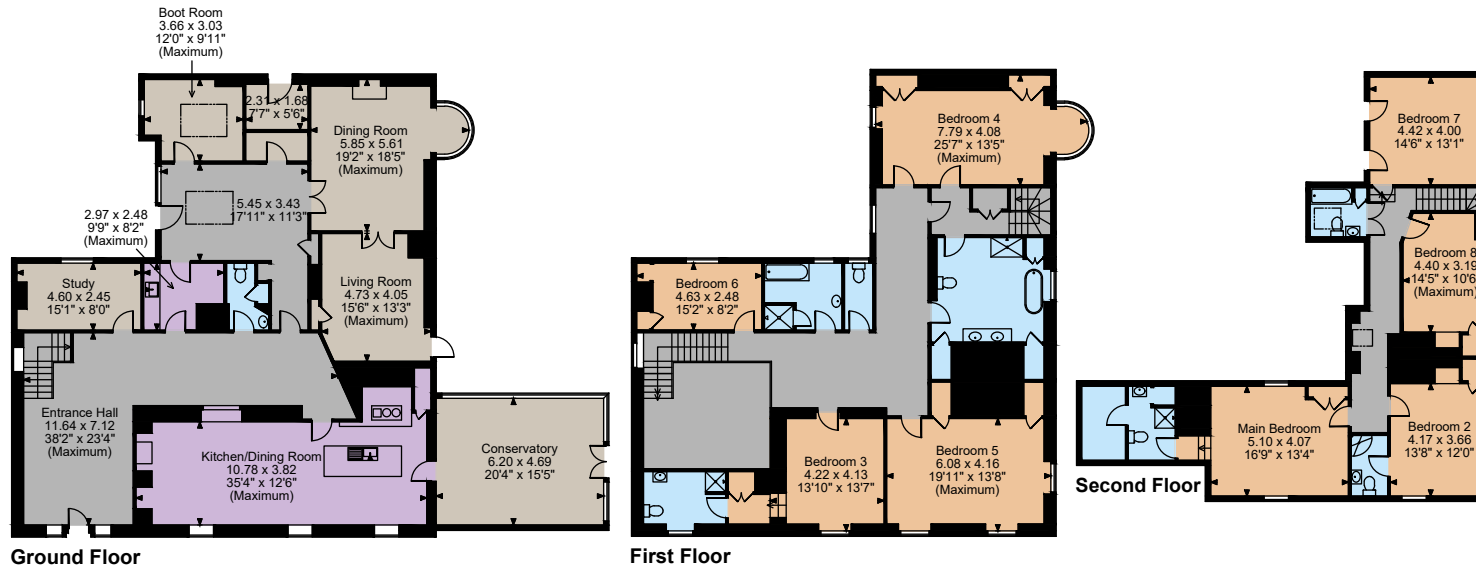
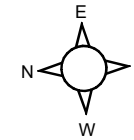
## Nearby Schools

- Kingsbridge Community Primary School
- West Alvington C of E Primary School
- Kingsbridge Community College
- Local buses to Blundells School, Stover School and Mount Kelly School.









The position & size of doors, windows, appliances and other features are approximate only.  
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**Floorplans**  
 House internal area 5975 sq ft (555 sq m)  
 For identification purposes only.

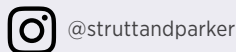
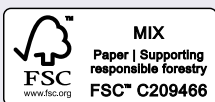
**Directions**  
 TQ7 1AL  
 Proceed from Kingsbridge town centre up Fore Street, continuing to the top, passing Kingsbridge Museum on your left. The entrance to Knowle House will be found 100 yards further up on the right hand side.

**General**  
**Local Authority:** South Hams District Council,  
**Services:** Mains electricity, water, gas and drainage.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G

**EPC Rating:** D  
**Planning Reference:** 28/0523/10/F. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.  
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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