



Knowle Barn

Knowle, Crediton

A beautifully presented barn conversion with character details and picturesque gardens, in a desirable rural setting

A charming, detached home offering almost 2,000 sq ft of stylish accommodation combining period details with modern fittings. Set in over half an acre with far-reaching countryside views, it includes a double garage and outdoor home office with planning consent for a two-bedroom annexe. The whole occupies an idyllic position in the small hamlet of Knowle with excellent road and rail links nearby.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE + HOME OFFICE



GARDEN



FREEHOLD



RURAL/HAMLET



1,991 SQ FT



ASKING PRICE £700,000



The property

Knowle Barn is a charming, detached property offering almost 2,000 sq ft of flexible accommodation, with the potential to expand from four bedrooms to six through the conversion of the double garage. Thoughtfully arranged over two floors, the house features exposed timber beams and stonework, as well as original fireplaces, neutral décor and timber joinery, creating a sense of warmth and comfort throughout.

At the entrance, double doors open to the welcoming reception hall/dining room, which has wooden flooring and an oak staircase leading to the upper level. The L-shaped ground floor layout provides two comfortable reception rooms, both of which benefit from sunny south-facing aspects. There is the airy sitting room with its exposed stone wall and dual French doors opening to the patio area, while the drawing room also has French doors to the garden, as well as a stone-built fireplace, fitted with a log burner. Additionally, the ground floor offers one bedroom, ideal for multi-generational living, which could also

serve as a study or a playroom. There is a well-equipped kitchen, with space for family dining, which features a split butler sink, tiled and wooden worktops and space for all the necessary home appliances. The ground floor is completed by a w/c and a utility/boiler room, offering further useful storage space.

Upstairs, the galleried landing leads to three well-presented bedrooms, two of which are doubles of similar generous proportions. They include the principal bedroom, which has built-in wardrobes and an en suite bathroom with a corner bathtub, fitted with a shower attachment. The first floor also has a family bathroom with an over-bath shower.

Outside

A five-bar gate at the entrance to the property provides access to the driveway, which leads to a parking area with space for several vehicles. There is access to the detached garage, a stone-built outbuilding which also houses a peaceful home office and offers the potential for redevelopment to a two-bedroom annexe, with planning already in place.



(Planning reference 24/01624/HOUSE. Prospective purchasers are advised that they should make their own enquiries of the local planning authority).

The gardens include a south-facing patio area at the front of the house, around which much of the accommodation is centred, providing plenty of space for al fresco dining and outdoor entertaining. A veranda with climbing plants offers welcome shade. At the rear there are beautiful rolling lawns and meadows with spring flowers and various young and mature trees, with open fields beyond. In all, the picturesque grounds extend to just over half an acre.



Location

The property lies in an idyllic location in the small and historic hamlet of Knowle, surrounded by beautiful Devon countryside. The neighbouring hamlet of Coleford has a well-regarded pub, while the nearby village of Coplestone, just over a mile away, provides several everyday amenities, including a post office and local shop, primary school, popular farm shop and a train station with hourly services to Exeter St. David's.

The bustling town of Crediton is approximately three miles away, offering access to a comprehensive range of everyday facilities, including churches, primary schools, banks, a post office, supermarkets, a leisure complex, library, GP surgery, train station, Queen Elizabeth's secondary school and a traditional high street with independent shops, cafés and eateries. The town hosts a twice-monthly farmers market selling fresh and local produce.

Exeter, less than twelve miles away, is the most thriving city in the southwest. It offers a wide choice of cultural activities with the theatre, museum, arts centre and a wealth of decent high street and independent shopping and restaurants, plus a wide choice of supermarkets. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard.

The area is well connected by road, with the A377 providing access towards Exeter, while rail services to Exeter St. Davids are available from Coplestone or Crediton, where connections can be made to London Paddington and London Waterloo.

Distances

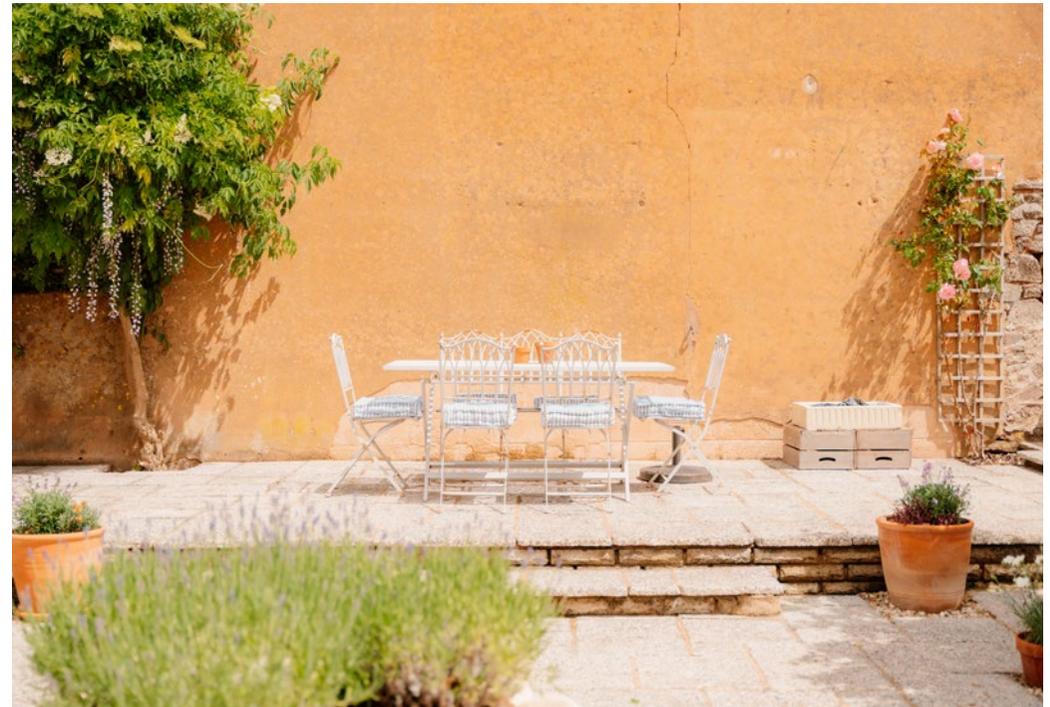
- Coplestone Farm Shop 1.1 miles
- Waterbridge Golf Course 2.5 miles
- Crediton Town Centre 3.5 miles
- Dartmoor National Park 9.5 miles
- Exeter City Centre 11.9 miles
- Exeter Airport 18.7 miles

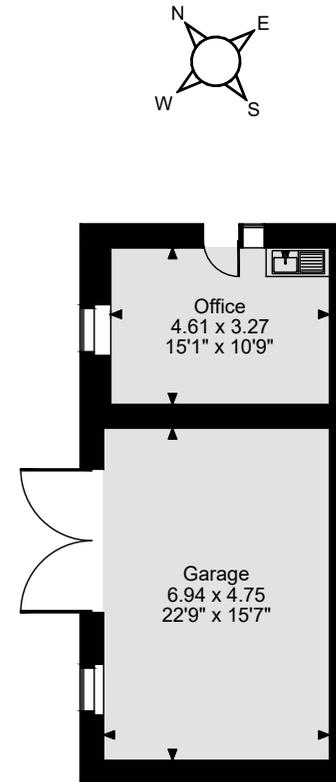
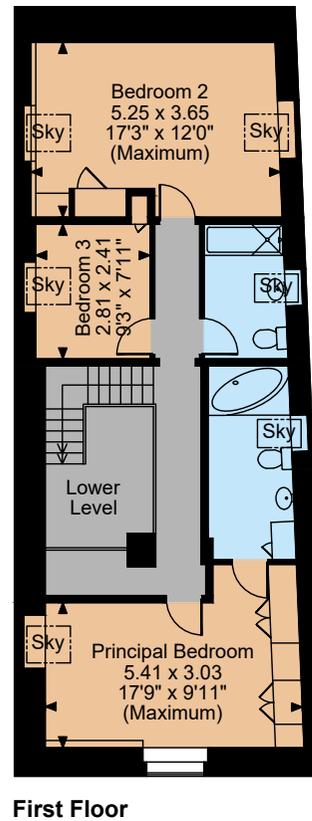
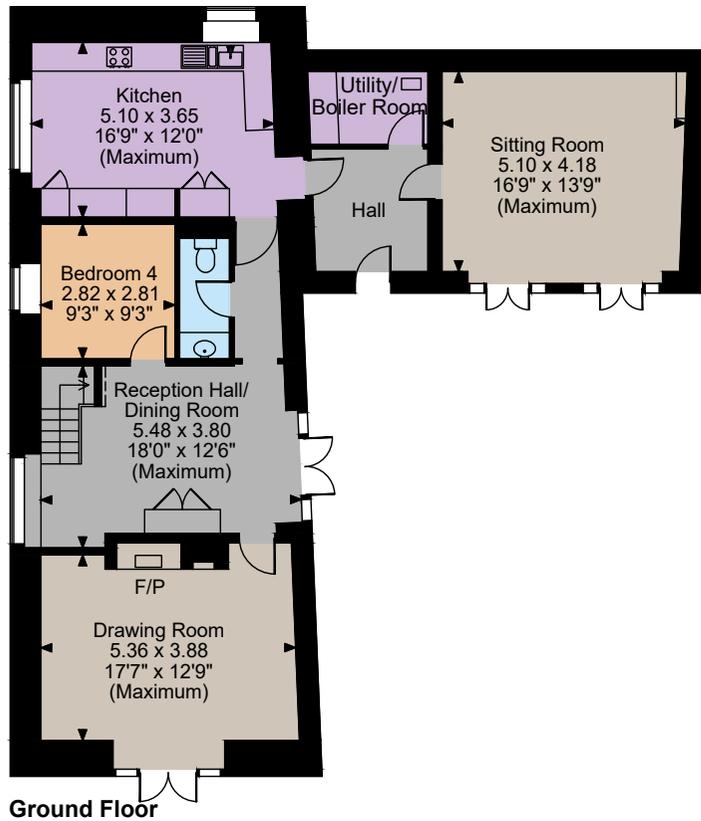
Nearby Stations

- Coplestone
- Yeoford
- Crediton
- Exeter St. David's

Nearby Schools

- Coplestone Primary School
- Yeoford Community Primary School
- Crediton Haywards Primary School
- Queen Elizabeth Secondary School
- St Wilfrid's School
- Exeter School
- The Maynard





Floorplans

Main House internal area 1,991 sq ft (185 sq m)
 Garage internal area 355 sq ft (33 sq m)
 Office internal area 162 sq ft (15 sq m)
 Total internal area 2,508 sq ft (233 sq m)
 For identification purposes only.

Directions

EX17 5BX what3words: ///stockpile.mailbox.fighters

General

Local Authority: Mid Devon District Council
Services: Mains electricity and water. Oil-fired central heating. Private drainage which is compliant with current regulations.
Council Tax: Band E
EPC Rating: D

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

The position & size of doors, windows, appliances and other features are approximate only.
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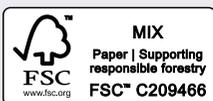
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