



HOMESTEAD COTTAGE, WEST KNOWLE, DULVERTON







# HOMESTEAD COTTAGE, WEST KNOWLE, DULVERTON TA22 9RU

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An opportunity to purchase a three bedroom semi detached cottage situated within this sought after idyllic location in close proximity to Exmoor National Park.

## LOCATION

Situated 2.4 miles from Dulverton, locally known as 'the Gateway to Exmoor', the delightful historic town is a popular tourist destination for exploring Exmoor and offers good amenities including a parish church and a range of local shops and businesses catering for most day to day requirements including medical facility, dental and veterinary surgeries. It also boasts the renowned pub of 'Woods' which is incredibly popular.

The larger town of Tiverton is approximately 13 miles away and is the main commercial and administrative centre of West Somerset and Mid Devon with excellent facilities and amenities including a large Tesco and Morrisons superstores. Nearby transport links are good with the M5 Junction 27, Tiverton Parkway station and Exeter Airport all relatively close by. For schooling the nearby villages of East Anstey and Bampton along with Dulverton itself have primary schools. There is a choice of popular independent schools within the wider area

## ACCOMMODATION

Accessed via a part glazed Victorian style door with brushed steel hardware and courtesy lighting.

## KITCHEN

A good range of Shaker style base and drawer units with timber preparation surface over, space for free standing electric cooker with stainless steel canopy above, one and a half bowl sink and drainer with mixer tap over, wine display, space and plumbing for dishwasher, integrated fridge, tiled splash back, further range of complementary eye level cabinets, breakfast area, windows to side and rear elevations, stable door to rear elevation, door through to:

## UTILITY & CLOAKROOM

Low flush w.c., pedestal wash hand basin, space and plumbing for washing machine, space for white goods, preparation surface over with tiled splash back, obscure glazed window to rear elevation.

## SITTING ROOM

Feature fireplace with timber mantle and brick hearth housing log burning fire, original picture rail, exposed timbers, radiator cover, wall lighting, understairs cupboard providing useful storage, window to front elevation with open views, door to front elevation.

## STAIRS TO

## FIRST FLOOR ACCOMMODATION LANDING

Exposed painted roof trusses.

## BEDROOM ONE

Feature cast iron original fireplace, original picture rail, wall lighting, exposed painted roof truss, window to front elevation with open countryside views. Cupboard housing hot water tank

## FAMILY BATHROOM

Four piece suite comprising panelled bath with tiled surround, fully tiled double shower enclosure with sliding glazed screen and wall mounted fittings, pedestal wash hand basin with tiled splash back, low flush w.c., wall lighting, shaver point, window to side elevation, obscure glazed window to rear elevation.

## BEDROOM TWO

Wall lighting, window to rear elevation with countryside views.

## BEDROOM THREE

Window to front elevation with open countryside views.

## DECLARATION OF INTEREST

In accordance with section 21 of the estate agent act 1979, we declare that there is a personal interest in the sale of this property by a member of Naylor's estate agents.



#### GARAGE

Adjoining the property there is a timber garage with double timber doors, paved slab floor, power and lighting, courtesy door to rear elevation. There is additional parking to the front and side of the garage.

To the front of the property the boundary is depicted by a mature hedge and wall, The property is accessed via a timber gate with -timber trellis. The garden is hard landscaped to provide ease of maintenance.

The garden at the rear is accessed via a timber gate. The boundary to the rear is depicted by a combination of brick walling and a timber close boarded fence softened by established specimen shrubs, the garden is laid mainly to lawn with herbaceous borders providing year long interest. To the rear of the garden, there is a right of way benefiting the neighbouring properties.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Particulars and photos prepared Jan 2026.

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