



Superbly Presented 4 Bed Cottage 'Along With Self Contained 1 Bed Garden Cabin & Office' **£725,000**

Knowle Cottage Church Hill, Knowle, Branton, Devon, EX33 2ND

Guide Price

- Superbly Presented Throughout
- Versatile & Flexible Accommodation
- 4 Bedroom Charming Cottage
- 1 Bed Self Contained Cabin
- Work From Home Office Study
- Charm & Character
- Off Road Pkng / Workshop Store
- Large Tiered Gardens With Views
- Viewing Absolutely Essential

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or email branton@phillipsland.com

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Room list:

Entrance Hall
2.31m x 0.86m (7'7 x 2'10)
Sitting Room
3.73m x 5.26m (12'3 x 17'3)
Dining Room
3.94m x 3.30m (12'11 x 10'10)
Kitchen
3.30m x 2.11m (10'10 x 6'11)
Bathroom
3.68m x 3.35m (12'1 x 11'0)
First Floor
Landing
Master Bedroom
5.59m max x 3.38m (18'4 max x 11'1)
Shower Room
1.57m x 1.52m (5'2 x 5'0)
Bedroom 2
4.01m max x 3.20m (13'2 max x 10'6)
Bedroom 3
3.30m x 3.07m (10'10 x 10'1)
Bedroom 4
3.02m x 1.80m (9'11 x 5'11)
Knowle Cabin
Lounge Kitchen Diner
4.37m x 3.96m (14'4 x 13'0)
Shower Room
1.73m x 1.55m (5'8 x 5'1)
Bedroom 1
3.23m x 3.10m (10'7 x 10'2)
Income Stream Potential
Charm & Character
Viewing Essential

A charming and individual four-bedroom detached cottage in the sought-after village of Knowle. Situated within the highly desirable village of Knowle, just one mile from the thriving village of Braunton, this delightful four-bedroom detached cottage effortlessly combines character and charm with the convenience of modern-day living. Thoughtfully improved and superbly presented throughout, the property retains many period features whilst benefiting from double glazing and solar PV panels, helping to create an attractive and economical home.

A particularly noteworthy feature of the property is the beautifully presented one-bedroom self-contained dwelling situated at the far end of the garden. affectionately known as 'Knowle Cabin' this deceptively spacious and versatile accommodation offers an excellent opportunity to generate a valuable supplementary income stream through holiday letting or long-term rental, whilst equally lending itself to multi-generational living or providing independent accommodation for visiting family and friends. Furthermore, there is an adjacent home home garden office ideal for those who require the ability to work from home, providing a dedicated buffer between your personal and professional life. Please use the following link to view at knowlecabin.co.uk.

Finished to a high standard throughout, the cabin comprises a bright and spacious open-plan living and dining area with a contemporary, well-equipped kitchen, creating a comfortable and welcoming living environment. There is also a stylish shower room and a generous double bedroom enjoying pleasant views over the surrounding garden. Completely separate from the main residence, Knowle Cabin offers privacy and independence whilst remaining conveniently positioned within the grounds of this charming village home.

The principle accommodation is approached via a welcoming entrance hall, where a staircase rises to the first floor. Immediately to the left is a stunning family bathroom, beautifully appointed with a four-piece suite comprising an oversized walk-in shower enclosure, elegant roll-top bath with claw feet, and twin inset wash hand basins. Tastefully tiled throughout, the room also offers space and plumbing for a washing machine.

The spacious sitting room is a particularly attractive feature of the home, enjoying an abundance of natural light from the walk-in bay window. Characterful exposed beams to ceiling, solid oak flooring and a striking wood-burning stove set within a stone surround with tiled hearth and timber mantelpiece create a warm and inviting atmosphere, making this an ideal space to relax and unwind.

Leading from the sitting room is the impressive open-plan kitchen and dining room, perfectly designed for both family life and entertaining. The kitchen is fitted with an extensive range of base units finished in a stylish powder blue shaker design, complemented by solid work surfaces and a navy tiled splashback behind the inset range cooker. Additional features include an integrated fridge, freezer and dishwasher, ceramic sink unit, and a useful breakfast bar providing informal dining space. To the far end of the room is a generous dining area, complete with an attractive fireplace which offers potential for the installation of a further wood-burning stove, subject to requirements.

On the first floor are four well-proportioned bedrooms. Three are generous double rooms, all benefiting from fitted wardrobes, whilst the fourth bedroom is a comfortable single room currently utilised as an art studio.

The superb dual-aspect principal bedroom has been thoughtfully designed to maximise both light and outlook. Patio doors provide direct access to the garden, whilst pleasant views can be enjoyed from multiple aspects. A skylight roof window further enhances the sense of space and light, and a large fitted wardrobe provides excellent storage. Adjacent to the principal bedroom is a stylish shower room fitted with a contemporary suite and additional skylight window.

This delightful cottage offers a rare opportunity to acquire a character-filled village home with versatile accommodation, attractive gardens and modern energy-efficient features, all within easy reach of Braunton's excellent amenities and the stunning North Devon coastline.

Services

Mains electric, water and drainage.

Council Tax

Band: E

EPC Rating

Band: TBC

Tenure

Freehold

Viewings

By appointment via the Braunton office.
Contact us on
(01271) 814114

