



TOTAL FLOOR AREA: 2328 sq.ft. (216.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Barnstaple proceed along the A361 to Braunton. Continue to the very centre of Braunton village and at the crossroads/ traffic lights continue on signposted to Ilfracombe. Carry on to the village of Knowle and go past the garage and then take the third turning on the right hand side into Churchill Lane. Continue up to the crest of the hill and a little further on, the drive to the property will be found on the left hand side.

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Superb 4 Bedroom Split Level Family Home

Little Orchard Church Hill, Knowle, Braunton, EX33 2ND

Asking Price

£875,000

- Superb Detached Family Residence
- Good Tucked Away Village Location
- Spacious Modern Split Level Design
- 4 Very Generous Double Bedrooms
- 3 Bathrooms, Store & Utility Room
- Open Plan Kitchen/Dining/Living
- Garage & Ample Off Road Parking
- Lovely Gardens & Former Quarry
- Some U/Floor Heating & UPVC D/G



Room list:

Entrance Hall

Open Plan Kitchen/ Dining/Living
8.92 x 7.13 (29'3" x 23'4")

Kitchen Area
5 x 4.30 (16'4" x 14'1")

Dining Area
4.65 x 2.65 (15'3" x 8'8")

Living Area
4.65 x 4 (15'3" x 13'1")

Lounge
4.47 x 3.65 (14'7" x 11'11")

First Floor Landing

Bedroom 1

4.54 into wardrobes x 3.88 max (14'10" into wardrobes x 12'8" max)

En Suite Shower

2.15 x 1.70 (7'0" x 5'6")

Bedroom 2

5.51 into wardrobes x 4.76 max (18'0" into wardrobes x 15'7" max)

Family Bathroom

2.65 x 2.28 (8'8" x 7'5")

Lower Hall

Bedroom 3

6.12 x 3.88 max (20'0" x 12'8" max)

Bedroom 4

4.46 x 2.46 (14'7" x 8'0")

Shower Room

2.05 x 1.69 (6'8" x 5'6")

Utility Room

3.16 x 1.67 (10'4" x 5'5")

Store/ Boiler Room

2.74 x 1.36 (8'11" x 4'5")

Attached Garage

6.95 x 3 (22'9" x 9'10")

Ample Off Road Parking & Drive

This is a rare opportunity to buy a wonderful modern detached home which is tucked away in Knowle village. The house is to a split level design, on three easy levels and offers spacious and bright rooms and will not disappoint those who want something a bit different. Therefore, we recommend a full viewing to appreciate what the house has to offer and the lovely position within which it sits.

The accommodation flows really well and UPVc double glazing and gas fired central heating. The principle living space has under floor heating, whilst the lounge has a wood burner which makes this a very cosy room. You enter the house to the upper ground floor via a storm porch and a good size entrance hall with stairs to the lower ground floor and first floor. This opens into the very spacious and open plan kitchen/ breakfast, living and dining areas. The kitchen is very well fitted with some appliances and has a large breakfast bar. The dining area is a good size and the living area has a wide bay with glass roof which lets the light flood in. From here there is access to the lounge which is a very bright room and looks down through the garden.

To the first floor there are 2 large double bedrooms both with built in wardrobes. The main bedroom has a balcony with superb views over woodland and farmland and there is an ensuite shower room. The family bathroom is also to this level and this is nicely appointed with a 4 piece suite. To the lower ground floor are 2 further very good size bedrooms, one boasting a glazed bay with double doors to the outside. There is a further shower room and very useful utility room.

The property is approached over a private drive which opens to the generous parking to the front. This is laid to attractive bricks and leads to the attached garage and further parking/turning area. Steps lead up to the front red brick patio which extends to the south elevation. This is a super area to BBQ and dine al fresco as it catches the days sun. Steps then lead up to the garden with a further large patio and lawn with central magnolia, rhododendron and hydrangea. This opens to a further lawned garden with a lovely summer house. There is access into the quarry to the side.

There is access to the rear of the house and this is laid to chippings for easy maintenance. Bedroom 3 opens onto this area and it is a pleasant area to sit in the morning or evening. It enjoys total privacy and views over trees and woodland.

In all, this is first class home which is rare to come by in today's market and which should be viewed quickly in order to avoid disappointment.

Services

All Mains Connected

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Branton
branch on
01271 814114

