



Knowle Cottage

Drewsteignton | Devon | EX6 6QZ

**STUART
OLIVER**
RESIDENTIAL

Property Location

EX6 6QZ

A wonderful five bedroom Grade II listed character home located in the popular and sought after village of Drewsteignton. The property has a large rear garden which overlooks fields to the rear (field available to rent with stables). The property has two reception rooms, study and a large kitchen.

- **Detached Grade II listed character home**
- **Five bedrooms**
- **Family bathroom and separate shower room**
- **Two separate reception rooms with stunning fireplaces**
- **Large kitchen/diner**
- **Three first floor bedrooms**
- **Two further ground floor bedrooms**
- **Study**
- **Mature gardens with rural views**
- **Outside store room and parking**
- **New thatch roof in April 2024**
- **Rear field and stables available to rent (subject to rental agreement)**

In our vendors words –

‘My three daughters and I have shared 15 years of happy memories in Knowle Cottage. Our endearing cottage is embellished with charming 16th century characteristics and generous thriving gardens. The summers have been sublime as the garden is drenched in sunlight all day. The girls and I have enjoyed barbecues, badminton and Aperol spritzes in the glorious summer evenings, whilst we watched foxes, deer and rabbits in the field behind. Our rented field has been a delight, as we have welcomed two horses into our family, which we ride along the glorious woodland paths to Castle Drogo for coffee and cake. My family have enjoyed many warm and cheerful Christmases in Knowle Cottage, which has been a true highlight of our stay. We embraced local festive traditions such as singing carols in the popular village Church, cutting our own tree at the nearby farm and sipping mulled cider at the pub.’





Upon arrival you are greeted by parking for one car and outside lockable store room measuring 8 x 7 max. Through the front door you enter a spacious entrance hall which has doors to both reception rooms and through to the new corridor giving access to the two ground floor bedrooms, shower room and the utility room. The main reception room has oak flooring and a wonderful feature fireplace with an inset wood burner. There is a window with views over the rear garden and a door giving access to the staircase to bedroom one and an entrance to the spacious country style kitchen/diner. From the reception room there are steps down to the study that has views to the front. From the study there is a door to the spacious family bathroom which has doors to the garden and a matching white suite including a bath, wash hand basin, wc and a separate shower cubicle. The kitchen/diner has a good range of base units with ample wooden work tops and an inset butler style sink, there is a range cooker and space for a fridge/freezer and a door to a walk in larder cupboard. From the kitchen there is a door giving access to the rear pretty patio and the gardens. The second reception room is off the entrance hall hand has exposed wooden flooring and a fabulous feature fireplace with an open grate. This room has views to the front and a rear window to the new inner hallway to the rear. This room has a door leading to a second staircase leading up to bedroom two.

From the hallway you enter the rear hallway giving access to the rear garden, to the front and the further downstairs accommodation which includes two bedrooms, shower room and a separate shower room, this used to be an out building which was cleverly converted and linked to the main house by the current owner.

From both reception rooms there are stairs up to the three connected double bedrooms all with lovely views over the rear garden and the neighbouring countryside.

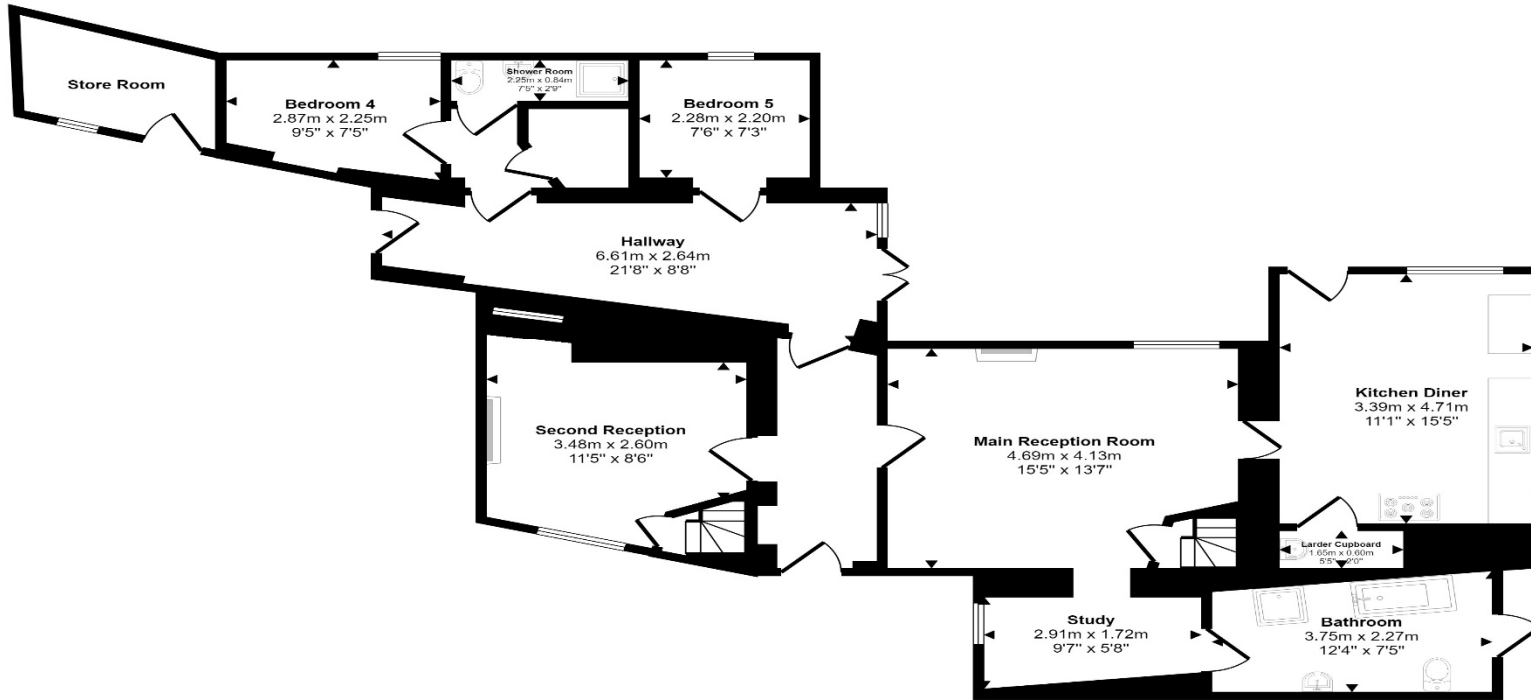
Outside to the rear there are generous gardens with three main lawned areas surrounded by mature shrubs, flowers and trees and overlooking the rear fields. There are three seating areas, one to the rear of the house which is ideal for alfresco dining during the summer months and two on the upper part of the garden giving a slightly more elevated position allowing lovely far reaching views over the neighbouring countryside. To the rear of the garden there is an entrance into the rear field and two stables/tack rooms which the current owner rents for equestrian use and could be continued by any future buyer subject to a rental agreement with the owner of the land.



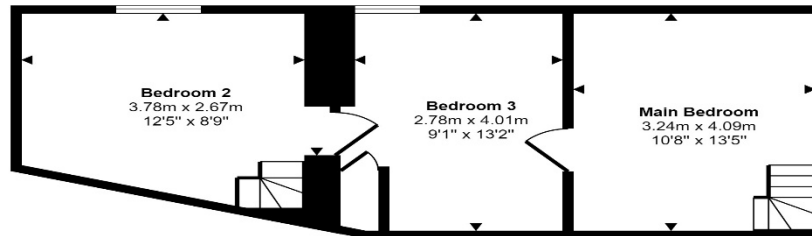




Approx Gross Internal Area
158 sq m / 1698 sq ft



Ground Floor
Approx 117 sq m / 1261 sq ft



First Floor
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Band E
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Stuart Oliver Residential – Mid Devon Property Specialists

01647 400057

info@stuartoliverresidential.com

www.stuartoliverresidential.com



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