



Knowle Barn, Knowle, EX17 5BX

Guide Price £750,000

Knowle Barn

Knowle, Crediton

- Gorgeous detached barn conversion
- Over half an acre plot
- 4 bedrooms, 3 bathrooms
- Only 3 miles from Crediton
- Double garage, office and ample parking
- Permission to create a detached annexe
- Bespoke design and fixtures
- No chain

Knowle is a small hamlet, hidden in the rolling Devon hills without being isolated, in fact, although you wouldn't know it, the A377 is only half a mile away meaning easy road access for Copplestone and Crediton. We love the fact that just seconds away are miles of countryside walks on the quiet country lanes or footpaths, including a beautiful walk across the fields to Coleford, where The New Inn waits to reward you! Being able to live in this idyllic setting but also able to easily access all that's on offer, it's the perfect balance of countryside living without isolation. It's definitely a property that welcomes you as soon as you arrive home.

Knowle Barn was converted in the late 1980's but has since undergone further improvements and upgrades to what you see today. A detached stone and cob barn, it's been well designed to offer spacious, light and comfortable living over the two floors. We particularly love the bespoke windows which frame the beautiful rural views, the double





height hallway with its unique staircase and of course, the incredible Wisteria that covers the courtyard pergola in the Spring. It's the perfect balance of inside and outside space and will suit couples and families alike.

The layout is generous with large living spaces and flexible options to how it's all used. There's two stunning living rooms, a kitchen/dining room, utility and a bedroom plus bathroom on the ground floor. The inner staircase hall certainly has the wow factor and rises to the first floor with 3 further bedrooms and a family bathroom. The master bedroom has its own ensuite too, making it a true retreat!

Outside, bordering onto fields and with those endless views on offer, the gardens will be a real attraction to many. The entire plot is just over half an acre and with expanses of lawn, planted beds and even a sunken garden, it's established yet easy to maintain. There's ample parking for a number of cars, plus a double garage with a separate home office (insulated with power). This outbuilding is great as it is but also has planning (Mid Devon reference 24_01819_LBC) to convert into an annexe to the main house, giving plenty of options to a new buyer along with a new car port and store. To the rear of the house, giving excellent privacy is a courtyard garden, perfect for entertaining and the Wisteria is quite incredible too!

In all, a great package which balances character, practicality and style, all with ample space both inside and out, plus even more potential with the planning to create additional accommodation if required without using much of the fantastic gardens.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon

Approx Age: Originally converted late 1980's

Construction Notes: Stone under slate roof

Utilities: Mains electric, water, telephone & broadband (Fibre to cabinet)

Drainage: Private Drainage (septic tank)

Heating: Oil fired central heating and wood burner

Listed: No

Conservation Area: No

Tenure: Freehold

KNOWLE is a hamlet formed by a small number of historic properties. The settlement sits amid hilly farmland but is just 3 miles from the market town of Crediton which is packed full of local shops and amenities. Nearer still is the larger village of Copplestone with its active community, well regarded primary school (OFSTED Good), shop with Post Office, and farm shop. Copplestone also has train and bus services to Crediton and Exeter.







Floor 0



Floor 1

Approximate total area⁽¹⁾

169.2 m²

Reduced headroom

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



DIRECTIONS : For sat-nav use EX17 5BX and the What3Words address is [///coolshalttaking](https://www.what3words.com/coolshalttaking) but if you want the traditional directions, please read on. Leave Crediton on the A377 towards Copplestone and about half a mile before reaching Copplestone, take the left turn as signed to Knowle. Continue on the country lane for approx. half a mile, passing the church on your left and after approx. 200m, take the a right into a smaller lane (on a sharp left hand bend) as signed to Knowle Farm. Take the right (lower) fork and the property will be found on the left hand side.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.