



Knowle Farm Cottage



**STAGS**



# Knowle Farm Cottage

Knowle, Crediton, Devon, EX17 5BX

Crediton (4 miles), Exeter St David's Station (11 miles), Exeter City Centre (12 miles)

A beautifully presented Grade II Listed thatched cottage, nestled in the desirable village of Knowle, with stunning rural views.

- Stunning semi detached thatched cottage
- Quintessential cottage garden
- Two further double bedrooms
- Grade II listed
- EPC: D
- Sought after location
- Master bedroom with new ensuite shower room
- South facing garden
- Freehold
- Council Tax Band: D

Guide Price £425,000

## SITUATION

Knowle Farm Cottage is idyllically situated in the heart of the Mid Devon countryside, nestled on the fringes of the peaceful hamlet of Knowle. Surrounded by gently rolling hills and unspoilt rural landscapes, the property enjoys a tranquil and secluded position while remaining conveniently accessible. The nearby town of Crediton, approximately 4 miles to the east, provides an excellent range of everyday amenities including independent shops, supermarkets, a leisure centre and well-regarded schooling.

The cathedral city of Exeter lies just 12 miles away, offering a comprehensive selection of cultural, educational and retail opportunities, alongside mainline rail links to London Paddington and access to the M5 motorway and Exeter International Airport. The surrounding area is renowned for its outstanding natural beauty, with excellent walking and riding through quiet country lanes and bridleways, as well as easy access to both Dartmoor and Exmoor National Parks.





## DESCRIPTION

A beautifully presented Grade II Listed thatched cottage, dating back to the early 16th Century, nestled in the desirable village of Knowle. This delightful three-double bedroom home effortlessly blends period charm with modern comforts, boasting a stylish kitchen/dining room, spacious triple-aspect sitting room with wood burner, downstairs bathroom, useful utility room along with zoned underfloor heating on the ground floor, and a principal bedroom with en-suite shower room and two further double bedrooms on the first floor.

## ACCOMMODATION

The property offers well-presented and versatile accommodation arranged over two floors. On the ground floor, a spacious kitchen/dining room provides an excellent space for family living and entertaining, complemented by a separate sitting room featuring a wood burner for added warmth and character. A useful larder cupboard offers additional storage, while a modern bathroom includes a shower over bath, WC and basin. The adjoining utility room provides practical laundry and storage space and access to the rear garden. Stairs rise to the first floor, where the principal bedroom benefits from an en suite shower room. Two further double bedrooms provide flexible accommodation for family or guests. Outside, the property enjoys a charming cottage-style garden with a secluded seating area ideal for outdoor dining and relaxation. A wooden workshop offers useful storage or hobby space, and off-street parking is also available.

## OUTSIDE

The front garden leads round to the side and allows you to access the back of the property and into via the utility room. The rear garden is a true highlight of the property, south facing and thoughtfully planted and featuring a mature apple tree along with a sheltered and private seating area. A stylish wooden workshop with power offers excellent potential to be converted into a home office or creative studio, subject to any necessary consents. Parking is available to the rear of the property.

## SERVICES

Mains electricity and drainage.

Private borehole located in driveway

Filtration system + UV filter system outside the back door, and there is a newly fitted pressurised water tank in the property

Zoned underfloor heating throughout the ground floor and in the upstairs bathroom, with electric central heating in the bedrooms on the first floor

Council Tax D

EPC - band D

Freehold

Grade II listed


## DIRECTIONS





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

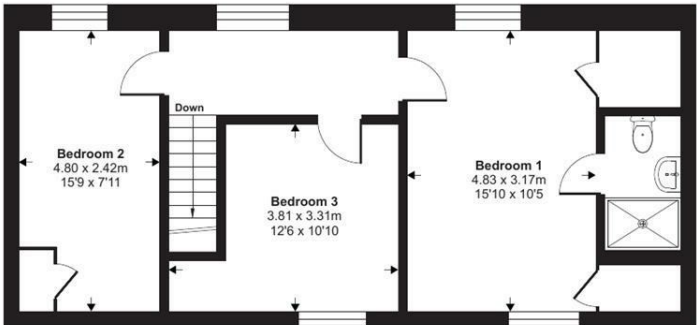
21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

exeter@stags.co.uk

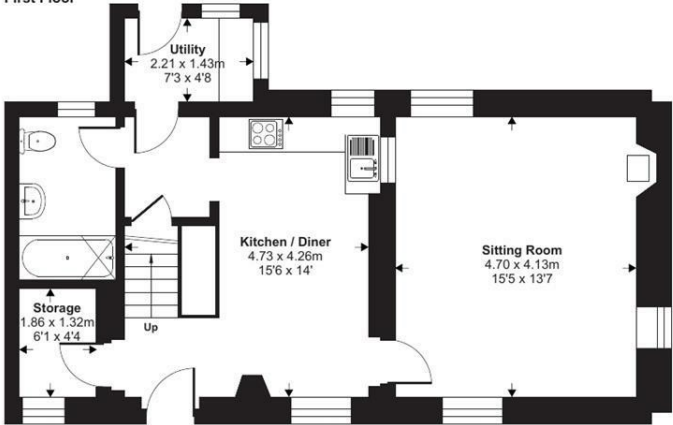
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Approximate Area = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1320192



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