



Lower Barn



Lower Barn East Hill

Knowstone, South Molton, EX36 4RY

Tiverton 11 miles, South Molton 8 miles; M5 (J27) 18 miles

A beautiful barn conversion nearing completion, offering spacious accommodation across 248 SqM (2669 SqFt), with up to five bedrooms, three bathrooms, large gardens, all with outstanding views.

- New Barn Conversion
- Energy Efficient
- 4/5 Bedrooms
- 10 year Structural Warranty
- 3 Bathrooms
- 2 year Developer Guarantee
- Large plot
- Council Tax Band – tbc
- Completion September/ October 2024
- Freehold

Guide Price £895,000

SITUATION & DESCRIPTION

Situated just a few miles from the breath-taking Exmoor National Park, on the edge of the quiet village of Knowstone which offers a local gourmet pub, The Masons Arms; a Michelin Star rated Inn and restaurant. Nearby, East Anstey and Rackenford provide primary school education with a secondary school at South Molton. Blundell's at Tiverton and West Buckland School offer independent schooling.

Tiverton, South Molton and Dulverton all offer good day to day facilities and other amenities. The North Devon coast, with its sandy beaches, is within easy reach.

The property is found at the end of a private driveway in a lovely setting very close to the village. With extensive views, this family home offers authentic farmhouse charm with modern convenience. It's closest neighbour will be a similarly built, luxury barn conversion, both with large gardens offering an abundance of privacy.



ACCOMMODATION

The large entrance hallway welcomes you into the property. The northern end of the barn conversion comprises of a large family kitchen with wall and base units and kitchen island, with further space for a farmhouse table for family meals. A door to the rear leads out to the paved terrace. Beyond sits a utility and storage offering additional space for appliances and storage units. The Living/dining room sits to the southern end of the property, offering an open-plan space for the family to enjoy, benefiting from an electric fire, doors to the rear garden and large windows. A few steps lead down to an additional reception space, versatile in use; Study, playroom, bedroom. A cloak room can be found off the entrance hallway, comprising of wash basin and WC.

The turning staircase leads to the first-floor landing. The large master bedroom offers views over the south facing garden and benefits from a walk-in dressing room and en suite comprising of bath, shower, wash-basin and WC. Bedroom two, also a good-sized double, features an en suite shower room with shower, wash basin and WC. Bedroom 3 and 4 are both single rooms. The family bathroom comprises of bath, wash basin and WC.

OUTSIDE

The property is situated within a large, private plot, with a paved terrace to the rear of the property and landscaped gardens beyond, providing the opportunity to develop extensive gardens in time.

The entrance driveway offers ample parking,

SERVICES

Mains electricity and water. Drainage via new private treatment system, meeting current regulations. Heating via Air Source heat pump, with underfloor heating throughout ground floor and radiators on first floor. Solar panels – 10x 435Watt (Estimated 4,324 kWh per year).

Ofcom predicted broadband services (for neighbouring property)- Standard: Download 1Mbps, Upload 0.1Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data (for neighbouring property) - EE, Three, O2 and Vodafone (Limited internally).

Local Authority: Mid Devon District Council.

AGENTS NOTE

CGIs have been used to illustrate the external property images and internal design. The completed design may differ. Photographs were taken Mid August 2024.

Completion aiming for September/ October 2024

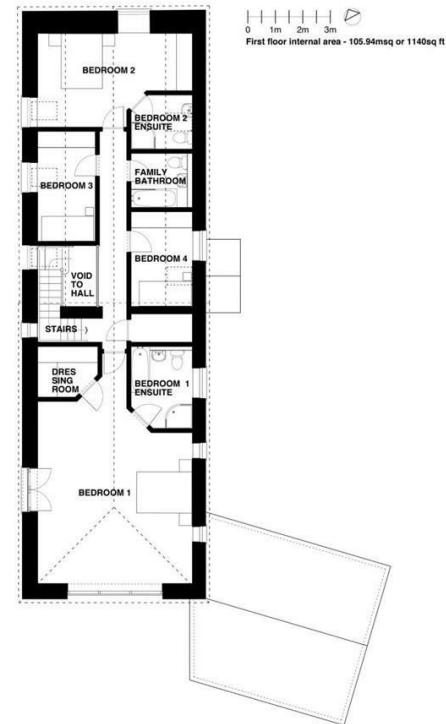
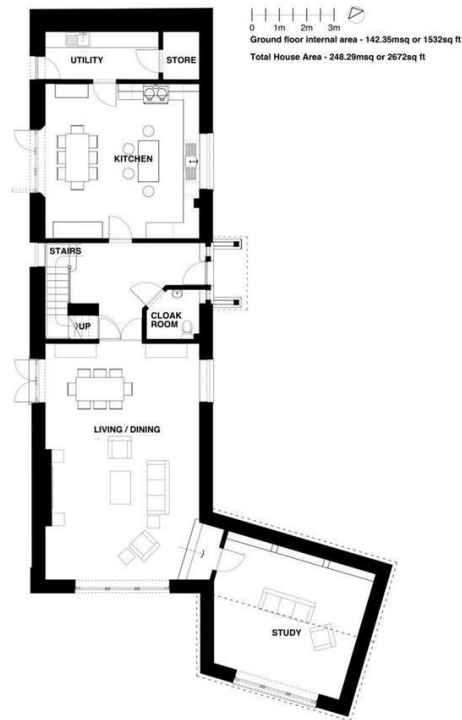
VIEWINGS

Strictly by appointment only through the agents.

DIRECTIONS

Approaching Knowstone from the A361, continue to the village and upon reaching the T junction opposite the thatched cottages turn left. Continue a short distance and just before the right hand bend turn left into a stone drive. Pass the house on your right hand side and proceed for approximately 150 yards and Lower Barn will be found straight ahead.





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) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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