



Knapp Cottage



# Knapp Cottage

Dunkeswell, Honiton, EX14 4RH

Honiton 6.1 Miles; Taunton 14.6 Miles; Branscombe 15.2 Miles

A spacious and characterful cottage in a beautiful, private location, set in Approx. 2 acres of glorious grounds.

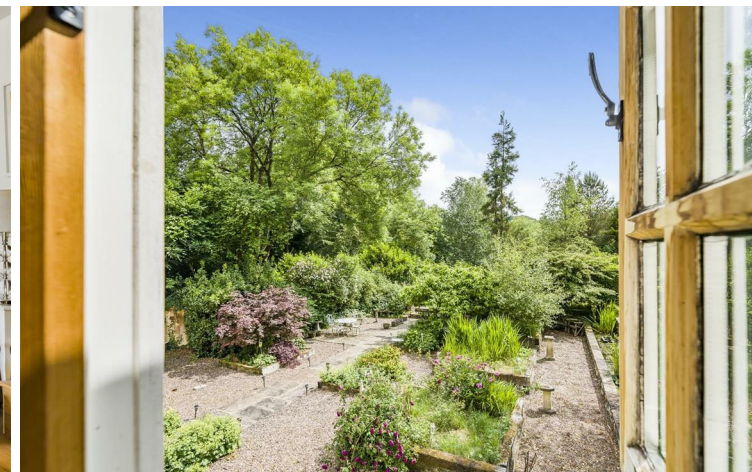
- Character Cottage
- Beautiful rural location
- Charming period features
- Wonderfully Presented
- Established Gardens
- Two acres of grounds
- Council Tax Band E
- Freehold

Guide Price £780,000

## SITUATION

Situated between Dunkeswell Abbey and Dunkeswell Old Village, Knapp Cottage enjoys a private rural location with just a few other houses dotted along a long track in the glorious Blackdown Hills, a designated Area of Outstanding Natural Beauty. There are a variety of footpaths to enjoy from the properties' doorstep.

The property is a short distance from the villages of Dunkeswell and Hemyock, both offering doctor's surgery and village shop. The market town of Honiton with rail link to London Waterloo and access to the A30 are 15 mins from the property. Wellington to the north has access to the M5. The larger town of Taunton has an excellent range of high street shops and rail link to London Paddington. Exeter and the south coast are about 40 mins drive.



## DESCRIPTION

Knapp cottage is a charming, well presented white rendered cottage under a tiled roof., There is light and spacious accommodation throughout. Having benefited from extensive renovation in recent years, the property still maintains a wealth of period and character features, such as exposed beams and solid oak flooring.

The kitchen/dining room is in a delightful farmhouse style, fitted with oak floorboards, bespoke timber units with solid wooden worktops, a central island with granite worktop, a Belfast sink, as well as an oil fired Aga. There is plenty of room for a dining table and is fitted with French doors leading to the paved garden terrace. The elegant reception hall has oak flooring, a stable door to the front parking/carpot area and garden, and beautiful stained glass French doors leading to rear gardens and terrace.

The sitting room is an impressive 23ft room with a deep set fireplace with wood burning stove. The room is fitted with beautiful solid oak sills and flooring, and French doors to the garden terrace. There is a well-fitted utility room with Belfast sink and solid wood units and cupboard housing the water filtration system. Bedroom 4 / study is fitted with wooden bookshelves and there is a cloakroom adjacent with a wall-mounted wash basin and WC.

The remaining three bedrooms are located on the first floor with the principal bedroom being a delightful double aspect room with vaulted ceiling with exposed high level beams and built-in wardrobes. The second, or guest bedroom, is also double aspect with en-suite shower room. Bedroom 3 has extensive built in storage and all the first floor bedrooms enjoy superb far reaching views across the gardens. The family bathroom is a wonderfully presented room with traditional free standing roll top bath with claw feet, hand held shower mixer and fixed shower above, washbasin and WC. The room has traditional wrought iron radiator with heated towel rail, tongue and groove panelling to dado height, and also overlooks the garden.

## OUTSIDE

The gardens at Knapp cottage are without a doubt a real feature of this property, there is a formal terraced garden laid out with a large flag path and patio area for dining interspersed with raised beds on gravel and filled with a multitude of flowers, shrubs and herbs with a feature rill along the side. From the terrace sweeping lawns are interspersed with numerous mature trees and shrubs. A large and smaller lake provide interest and attract wildlife. Stone steps lead up to a secluded bluebell garden. The garden offers total privacy and seclusion and extends to approximately 2 acres. There is a large vegetable patch and a number of outbuildings, a work shop, sheds and a green house.

## SERVICES

Private drainage via a septic tank (which has not been tested) and oil tank. Shared spring fed water supply. Oil fired central heating. Standard broadband is available (ofcom).

The property is approached via a country track, please speak to the office for more details surrounding this.

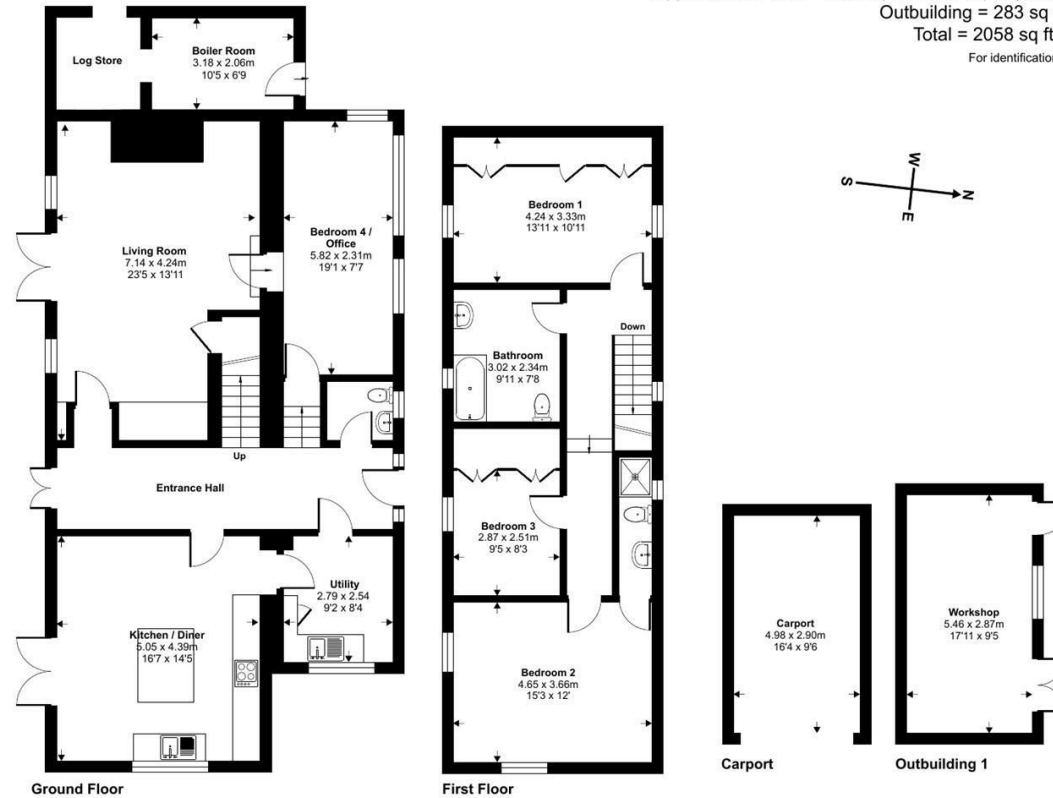
## DIRECTIONS

From Honiton head east towards Axminster, at the mini roundabout turn left as if heading towards the A30 and Chard. Before joining the A30 on the slip road take the left turning signposted to Dunkeswell. Follow this road for approximately 3 miles taking the left fork at Limers Cross heading for Dunkeswell. Proceed through the Old Village and just before leaving where the road turns sharp left towards the airfield, take the right hand turning signposted to Dunkeswell Abbey. Follow this road for 0.5 mile where a lane will be seen in the right with a no through road sign. Follow this lane, passing through the farm yard, and continue down the hill to the very end where Knapp Cottage will found set back tucked away on the right. For Sat Nav purposes, type in Bowerhayes Lane, which proceeds towards the farm and the yard.

What 3 Words: [///detail.scarf.frown](#)



Approximate Area = 1773 sq ft / 164.7 sq m (excludes carport)  
 Outbuilding = 283 sq ft / 26.2 sq m  
 Total = 2058 sq ft / 190.9 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023.  
 Produced for Stags. REF: 991102

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	90
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(54-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>43</b>	
England & Wales	EU Directive 2002/91/EC

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