



Knapp Cottage



Knapp Cottage

Dunkeswell, Honiton, EX14 4RH

Honiton 6.1 Miles; Taunton 14.6 Miles; Branscombe 15.2 Miles

Knapp Cottage is a beautifully renovated home blending period charm with modern comfort, featuring light-filled interiors, a farmhouse-style kitchen, and elegant living spaces. Set within two acres of secluded gardens with terraced patios, lakes, and a bluebell garden, it offers privacy, natural beauty, and practical outbuildings.

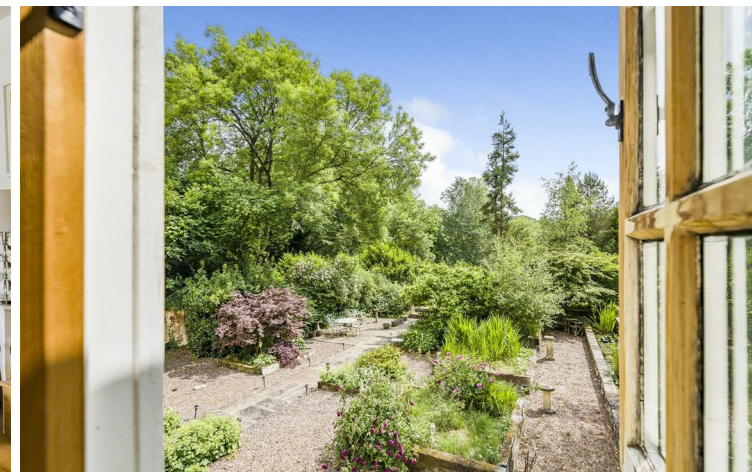
- Character Cottage
- Beautiful rural location
- Charming period features
- Wonderfully Presented
- Established Gardens
- Two acres of grounds
- Council Tax Band E
- Freehold

Guide Price £750,000

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 beautifully presented, white-rendered property under a classic tiled roof. The home offers light and spacious interiors, skillfully combining modern comfort with period charm thanks to extensive renovations in recent years. Retaining a wealth of character, the property features exposed beams and solid oak flooring, which lend a sense of warmth and history throughout.

The kitchen and dining room form the heart of the home, designed in a delightful farmhouse style. The space is fitted with oak floorboards and bespoke timber units with solid wooden worktops. A central island with a granite worktop adds both functionality and elegance, while the Belfast sink and oil-fired Aga enhance its rustic appeal. The kitchen has plenty of room for a dining table and is further enriched by French doors that lead out to a paved garden terrace, creating a seamless connection between indoor and outdoor spaces.

The elegant reception hall, with its oak flooring and stable door, provides access to the front parking area and carport. Beautiful stained glass French doors in this space open to the rear gardens and terrace, adding a touch of sophistication to the entrance.

The sitting room is a highlight of the property, measuring an impressive 23 feet in length. This inviting space is characterized by a deep-set fireplace with a wood-burning stove, solid oak sills, and matching flooring. French doors open directly to the garden terrace, filling the room with natural light and offering lovely garden views.

A well-fitted utility room complements the main living areas, featuring a Belfast sink, solid wood cabinetry, and a cupboard housing the water filtration system. Additionally, the ground floor includes a versatile fourth bedroom or study, which is fitted with wooden bookshelves. A nearby cloakroom is equipped with a wall-mounted wash basin and WC.

On the first floor, the principal bedroom is a spacious double-aspect room with a vaulted ceiling and exposed high-level beams, further enhancing its charm. Built-in wardrobes provide practical storage, while the room's position offers stunning views across the gardens. The guest bedroom is another double-aspect room, complete with an en-suite shower room for added convenience. The third bedroom benefits from extensive built-in storage and similarly enjoys the picturesque views.

The family bathroom is wonderfully appointed, featuring a traditional freestanding roll-top bath with claw feet, a hand-held shower mixer, and a fixed shower above. Tongue-and-groove panelling to dado height adds a classic touch, while a wrought iron radiator with a heated towel rail combines style with function. This bathroom also overlooks the gardens, making it a serene and relaxing space.

OUTSIDE

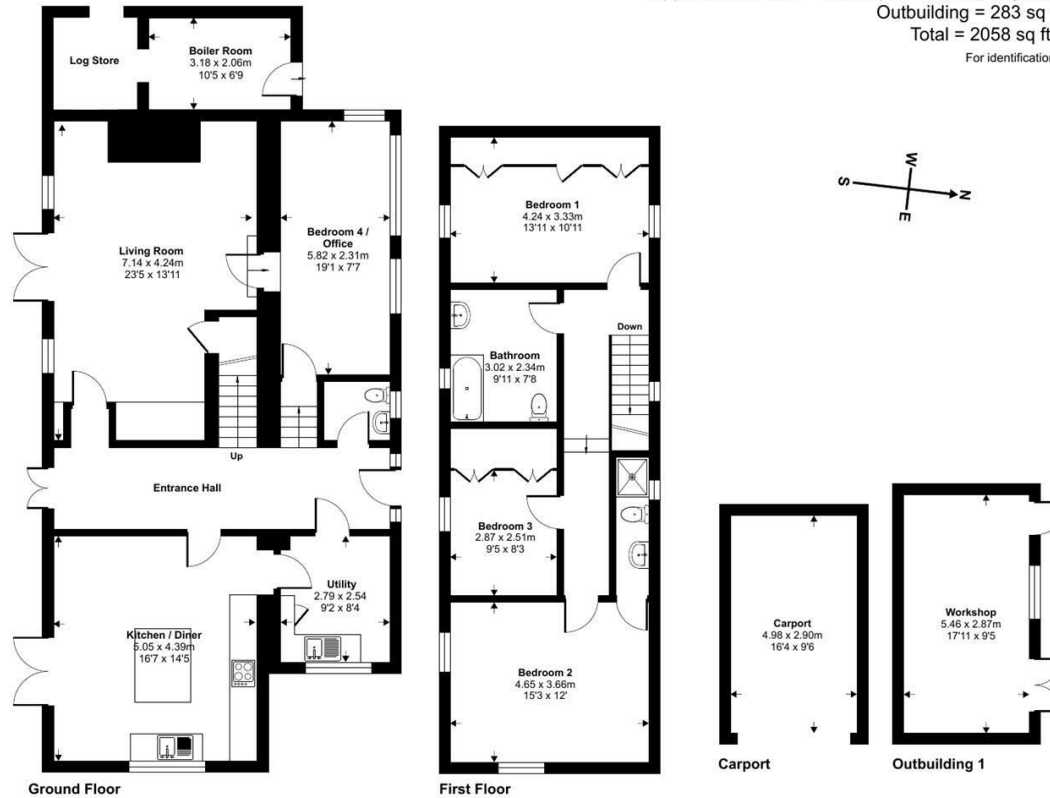
The gardens at Knapp Cottage are undeniably one of the property's most striking features, offering a perfect blend of natural beauty and thoughtful design. At the heart of the grounds lies a formal terraced garden, carefully arranged with a large flagstone path and a patio area ideal for outdoor dining. Raised beds on gravel, brimming with an array of flowers, shrubs, and herbs, add texture and color to the landscape. A charming rill runs gracefully along the side, enhancing the serene atmosphere.

From the terrace, sweeping lawns unfold, dotted with numerous mature trees and shrubs that provide a sense of scale and natural beauty. The gardens are further enriched by two lakes, one large and one smaller, which add visual interest and attract a variety of wildlife, creating a dynamic and peaceful retreat. Stone steps lead to a secluded bluebell garden, a hidden gem within the grounds that bursts into life during the spring.

The entire garden, which extends to approximately two acres, is designed to offer complete privacy and seclusion. In addition to its ornamental features, the property boasts a practical large vegetable patch for homegrown produce. A collection of outbuildings, including a workshop, sheds, and a greenhouse, adds versatility and utility to this magnificent outdoor space. Together, the gardens at Knapp Cottage provide a perfect haven of tranquility and natural charm.



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

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

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885