



Knapp Cottage



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Dunkeswell, Honiton, EX14 4RH

Honiton 6.1 Miles; Taunton 14.6 Miles; Branscombe 15.2 Miles

Knapp Cottage is a beautifully renovated home combining period charm with modern comfort, set in two acres of private gardens with patios, lakes, a bluebell garden, and useful 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

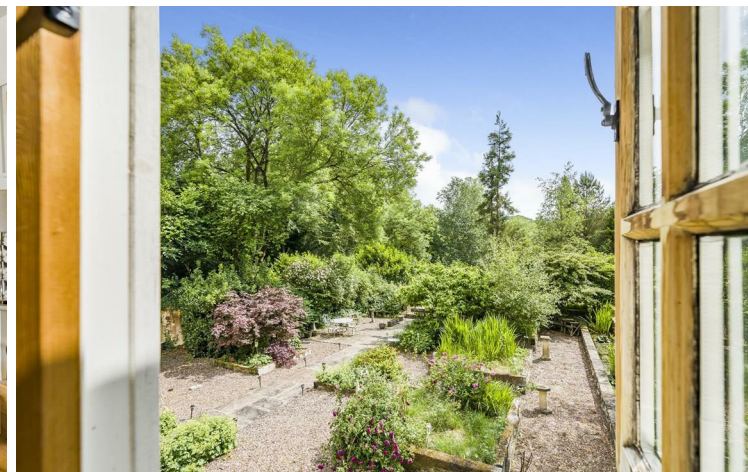
Situated between Dunkeswell Abbey and Dunkeswell Old Village, Knapp Cottage enjoys a private rural location with just a few other houses dotted along a long track in the glorious Blackdown Hills, a designated Area of Outstanding Natural Beauty. There are a variety of footpaths to enjoy from the properties' 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 part natural, part handmade slate roof. The home offers light and spacious interiors, skilfully 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, styled in a charming farmhouse design. Oak floorboards and bespoke timber units with solid wood worktops create warmth, while a central island with a granite top adds both function and elegance. A Belfast sink and oil-fired Aga enhance the rustic charm. There's ample space for a dining table, and French doors open to a paved garden terrace, blending indoor and outdoor living.



The elegant reception hall, with oak flooring and a stable door, provides access to the front parking area and carport. Stained glass French doors open to the rear gardens and terrace, adding a sophisticated touch.

The 23-foot sitting room is a standout feature, with a deep-set fireplace and wood-burning stove, solid oak sills, and matching floors. French doors fill the space with light and open to the garden terrace.

A well-equipped utility room includes a Belfast sink, wooden cabinetry, and a cupboard housing the water filtration system. The ground floor also offers a versatile fourth bedroom or study with fitted bookshelves, and a nearby cloakroom with a wall-mounted basin and WC.

Upstairs, the principal bedroom is a spacious double-aspect room with a vaulted ceiling and exposed beams, adding to its charm. Built-in wardrobes offer practical storage, and the room enjoys lovely views over the gardens. The guest bedroom, also double-aspect, includes an en-suite shower room for added comfort. The third bedroom features extensive built-in storage and shares the same picturesque outlook.

The family bathroom is beautifully appointed with a traditional roll-top bath, hand-held and overhead showers, and classic tongue-and-groove panelling. A wrought iron radiator with a heated towel rail adds both style and warmth, and the garden views create a tranquil atmosphere.

OUTSIDE

The gardens at Knapp Cottage are a standout feature, blending natural beauty with thoughtful design. At the center lies a formal terraced garden with a flagstone path and patio, ideal for outdoor dining. Raised beds filled with flowers, shrubs, and herbs add color and texture, while a charming rill enhances the tranquil setting.

Beyond the terrace, sweeping lawns with mature trees and shrubs create a sense of scale and serenity. Two lakes—one large, one smaller—attract wildlife and add visual interest, while stone steps lead to a secluded bluebell garden that comes alive in spring.

Extending to around two acres, the gardens offer complete privacy and include a large vegetable patch. A range of outbuildings—workshop, sheds, and greenhouse—adds practicality to this peaceful and versatile outdoor haven.

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).

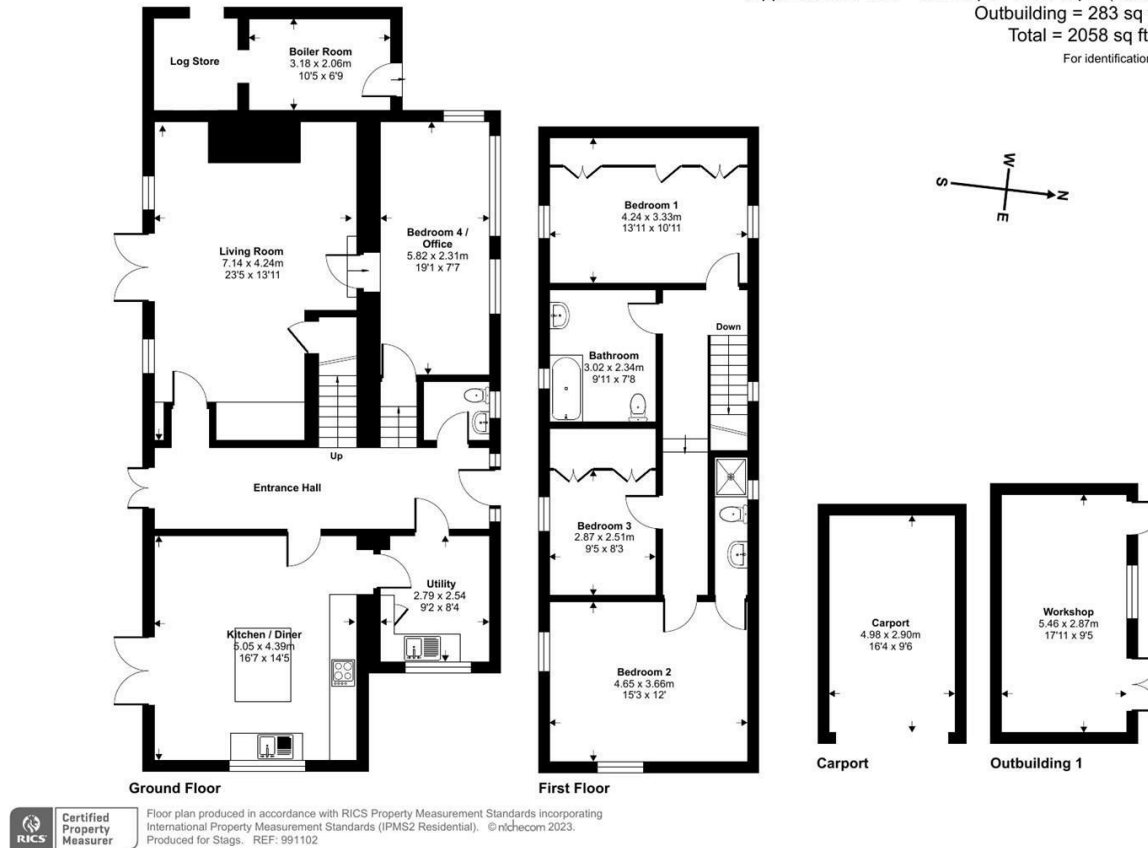
The property is approached via a country track, please speak to the office for more details surrounding this.

DIRECTIONS

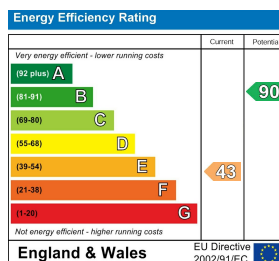
From Honiton head east towards Axminster, at the mini roundabout turn left as if heading towards the A30 and Chard. Before joining the A30 on the slip road take the left turning signposted to Dunkeswell. Follow this road for approximately 3 miles taking the left fork at Limers Cross heading for Dunkeswell. 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



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.



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