



Widworthy, Honiton

A historic Grade II Listed residence set in rural location within ancient woodland offering complete privacy, a range of outbuildings and a separate lodge. In all about 16.36 acres (6.62ha).

Guide Price
£795,000
Freehold

Symonds
& Sampson

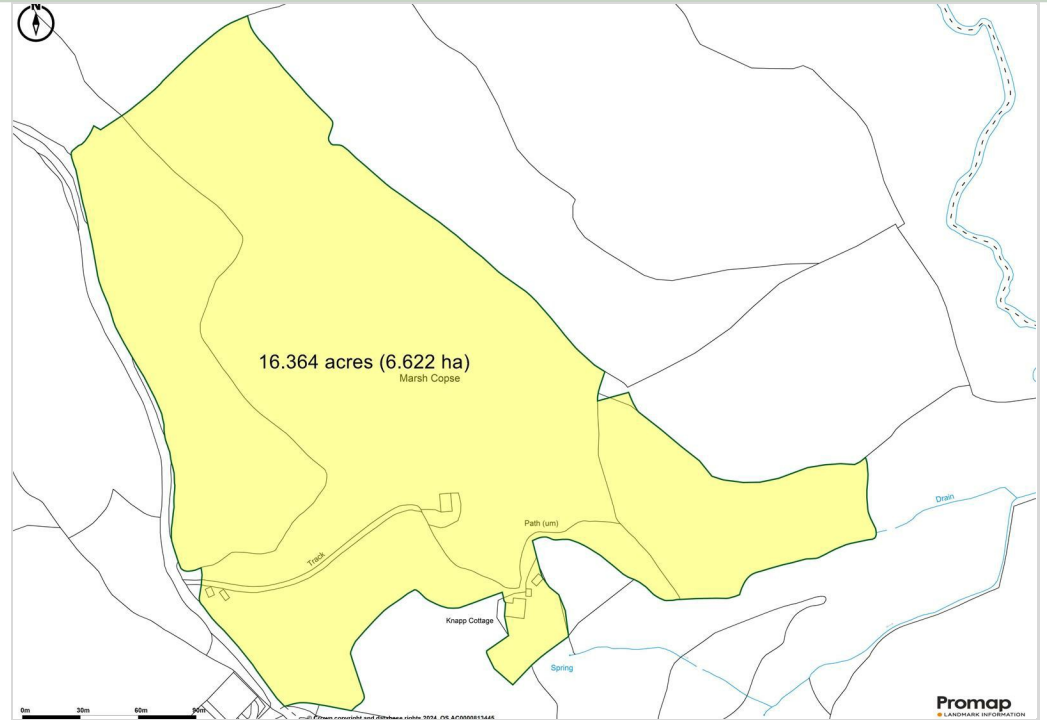
ESTABLISHED 1858

Knapp Cottage Widworthy, Honiton EX14 9JS

- Period thatched cottage
 - Grade II listed
- Range of outbuildings
 - Large workshops
 - Stable
- Secluded location
- No passing traffic
- Ancient woodlands
- In total, 16.36 acres (6.62 ha)

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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Knapp Cottage is a once in a generation property which offers a wonderful escape from the outside world. The property is steeped in history, with English Heritage dating the cottage circa 16th century, originally as a farmhouse before becoming the game keeper's cottage for Widworthy Court. Our clients purchased the property in 1980 and over the past 40 plus years have been able to acquire additional land giving the property complete privacy and seclusion. The cottage is predominantly constructed from local colour washed stone and flint rubble under a thatched roof. Despite historic alternations over the years, Knapp Cottage has retained many stunning features and rustic charm. Of note is the large Beerstone inglenook fireplace and the oak plank and muntin screening to the main reception room. To the front of the cottage is an open stone porch with cobbled flooring and heavy door which leads into the main reception room. There is a small kitchen and downstairs bathroom located to the ground floor. Stairs lead from the dining area up to the first floor where you will find two generous bedrooms, split by wooden panelled walls. Knapp Cottage is truly a property of great historical interest and worthy of its Grade II Listing.

Outside

From the lane side is a gravelled parking area with two timber framed garages and driveway which leads down to a second parking area. Please note that this driveway is only suitable for SUV's/ 4x4's. The surrounding grounds are a mixture of ancient

woodland and clearings with numerous winding tracks and footpaths. Close to the lane side is a lightly wooded paddock with a single stable block and woodstore. Continuing down the driveway you will see a timber built cabin on your left. As you arrive at Knapp Cottage you are greeted by two further stone outbuildings and an enchanting lawned garden, packed full of seasonal colour and a summerhouse. The garden continues around the cottage with a fine selection of flowers, fruit cage and garden store. To the east of the formal garden are two sloping paddocks/fields and trails to the north lead you further into woodland. The property features two large workshops within the grounds as well as a sizable woodstore. The surroundings are a haven for wildlife and offer a most unique situation. In all about 16.36 acres (6.62 ha)

Log Cabin

Built with a raised terraced seating area to the outside, sitting room with kitchenette and woodburning stove, double bedroom and bathroom. To the first floor is mezzanine area.

Situation

The rural village of Widworthy is centred around Widworthy Manor and the small parish church of St Cuthberts, dating from the 14th century. The surrounding area offers some of East Devon's most picturesque countryside, while the nearby village of Wilmington has a popular public inn and village hall. The bustling market town of Honiton known for its antique shops is only four miles away. It offers all of the facilities one would expect, including a range of independent shops, restaurants and recreational facilities including sports centre with swimming pool. To the south,

Lyme Bay, a stunning and dramatic stretch of the Jurassic Coast World Heritage site including the popular resorts of Lyme Regis with its famous Cobb and sand beach, as well as Branscombe and Sidmouth, are within easy reach. There are good transport connections locally including a mainline railway station at Honiton and good road connections both east and west with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London (Paddington), international airport and M5 access.

Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Honiton. Sailing on the coast at Lyme Regis or Seaton.

Education

Primary schooling at Offwell, Axminster or Honiton. Good State secondary schools at Axminster, Honiton and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

Services

Mains electric. Private water and drainage. Standard broadband is available.

Mobile coverage is limited indoors, and likely to be available outside. Source - Ofcom.org.uk

Local Authority

East Devon District Council. 01404 515616
Council Tax Band C.

Agent's Notes

Please be aware that Knapp Cottage sits in a very rural location which is served by a narrow single lane. All viewers should wear appropriate footwear due to the uneven nature of the grounds and visitors must park in the top parking area and walk down to the cottage via the footpath. (What3words - <https://w3w.co/capillary.potato.pill>) There are several low doorways throughout the house. Viewings of the house and grounds is strictly by appointment only.

We have been advised by the sellers that the private sewerage system & private water is currently under investigation for compliance matters since the recent change in legislation. The electrics were last inspected during 2019. The ridge and northside of the thatch were replaced in 2017. The bottom field is treated on a yearly basis for Himalayan Balsom by the vendors. The sole heating to the main house is via the wood burning stove.

Directions

From Honiton head eastbound on the A35, towards Axminster for four miles. On reaching the village of Willington continue past The White Hart Inn (on your left) through the village and take the next right after passing Home Farm B&B onto New Road. Proceed along New Road taking your left hand turning signposted St. Cuthberts Church. After passing the church continue for approximately one mile where the parking area for Knapp Cottage will become apparent on your left hand side.

Knapp Cottage, Widworthy, Honiton

Approximate Area = 1122 sq ft / 104.2 sq m (excludes void)

Garage(s) = 330 sq ft / 30.6 sq m

Annexe = 552 sq ft / 51.3 sq m

Outbuildings = 693 sq ft / 64.4 sq m

Total = 2697 sq ft / 250.6 sq m

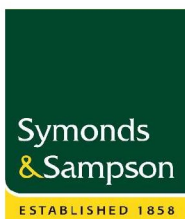
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1134831



Axm/RS/10.6.24



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