



Symonds
& Sampson

Knapp Cottage

Widworthy, Honiton, Devon

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Widworthy

Honiton

Devon EX14 9JS

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 13.1 acres (5.3 ha).



 13.10 acre(s)

- Period thatched cottage
 - Grade II listed
- Range of outbuildings
 - Large workshops
 - Secluded location
 - No passing traffic
 - Ancient woodlands
- In total, 13.1 acres (5.3 ha).

Guide Price £595,000

Freehold

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THE PROPERTY

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 alterations 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 not suitable for vehicles with low ground clearance. The surrounding grounds are a mixture of ancient woodland and clearings with numerous winding tracks and footpaths. 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 bushes 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 13.1 acres (5.3 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.

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.

DIRECTIONS

What3words

///w3w.co/capillary.potato.pill

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. 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 does not comply with current 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.

The property is at a very low risk of flooding, from both surface water, rivers & seas.



Knapp Cottage, Widworthy, Honiton

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

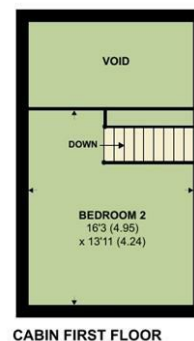
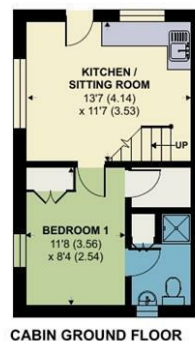
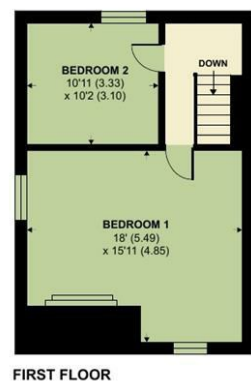
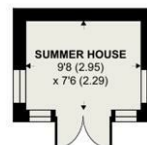
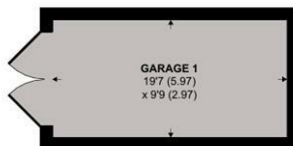
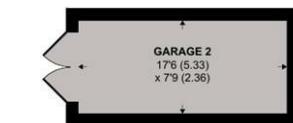
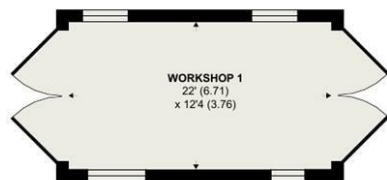
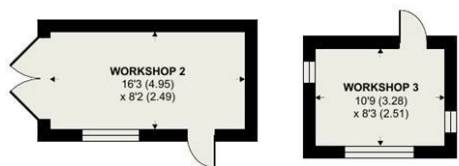
Garage(s) = 330 sq ft / 30.6 sq m

Cabin = 552 sq ft / 51.3 sq m

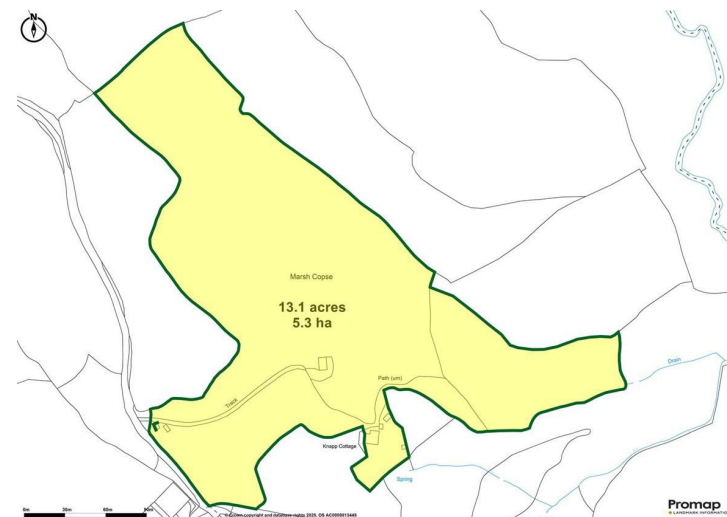
Outbuildings = 564 sq ft / 52.4 sq m

Total = 2568 sq ft / 238.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1134831



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