



Little Owl Knowstone, South Molton, EX36 4RY

welcome to

Little Owl, Knowstone, South Molton

A charming mid terrace thatched cottage in a village. Features include a cosy sitting/dining room with an inglenook fireplace and original bread oven, a modern kitchen, a double bedroom with exposed beams throughout, and a shower room. Rear enclosed gardens, brick storage shed and decked area.

GUIDE PRICE £170,000 - £180,000 Nestled in the heart of the picturesque village of Knowstone, Little Owl offers a rare opportunity to acquire a delightful one-bedroom thatch cottage brimming with character and charm. Located close to the southern fringes of Exmoor, this idyllic retreat is perfect for those seeking a peaceful lifestyle surrounded by stunning countryside.

The accommodation comprises a cosy sitting/dining room with an inglenook fireplace and original bread oven. The modern kitchen is well-appointed as is the shower room. Upstairs there is a comfortable double bedroom. The cottage retains a wealth of period features with exposed beams throughout.

To the rear, the private garden is mainly laid to lawn with mature shrubs. There is a brick storage shed. A path leads to a further seating area that enjoys far-reaching rural views—ideal for relaxing or entertaining. Here is a decked area ideal for a hot tub with a power.

Lounge

16' 2" Max x 9' 7" Max (4.93m Max x 2.92m Max)
Wooden door opening into the lounge, inglenook fireplace with original bread oven. Window to the front, stairs to the first floor and door to the kitchen.

Kitchen

7' 8" Max x 8' 10" Max (2.34m Max x 2.69m Max)
Window to rear and stable door to rear. The modern kitchen is equipped with a range of wall and base units with worktop over. Integrated oven, hob, extractor hood, one bowl sink and undercounter fridge. Spotlights.

Shower Room

Window to rear. Wash hand basin, WC, electric walk in shower, fully tiled, extractor fan, spotlights.

Bedroom

16' 11" Max x 10' Max (5.16m Max x 3.05m Max)
Window to front. Over stairs cupboard.





Garden

Outside, the private rear garden is mainly laid to lawn with mature shrubs, a brick storage shed, and a decked area with power supply - perfect for a hot tub or outdoor entertaining. A further seating area enjoys far-reaching rural views. There is a right of way for bins.

Location

Situated in the sought-after village of Knowstone, home to the renowned Masons Arms restaurant and public house

Just 2 miles from the North Devon Link Road, offering easy access to the M5 motorway and the regional centre of Barnstaple

Tiverton Parkway Station is approximately 25 minutes away, with direct trains to London Paddington (approx. 2 hrs 10 mins)

The surrounding area is perfect for walking, riding, and cycling, making this a wonderful choice for nature lovers and outdoor enthusiasts.



Agents Note

This property is grade II listed.



view this property online fox-and-sons.co.uk/Property/TVT105859



welcome to

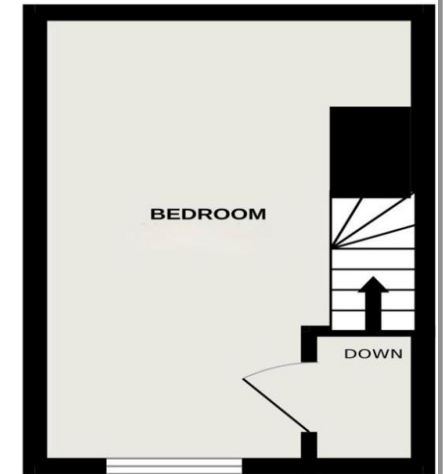
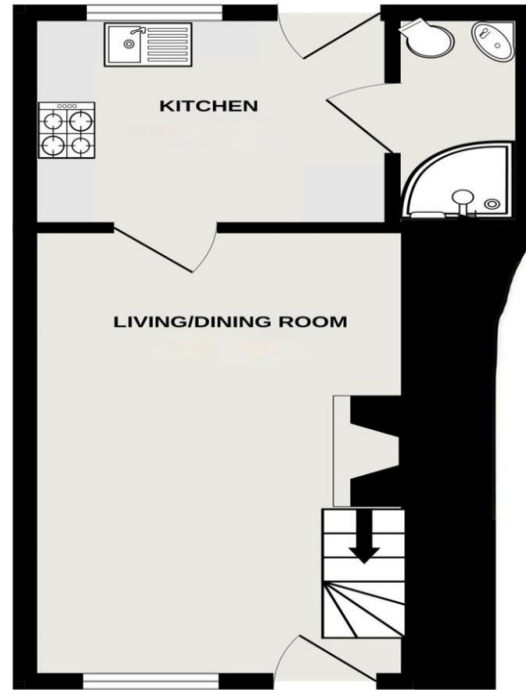
Little Owl Knowstone South Molton

- GUIDE PRICE £170,000 - £180,000
- Mid Terrace Thatch Cottage
- One Double Bedroom
- Modern Kitchen & Shower Room
- Lounge with Inglenook Fireplace & Bread Oven

Tenure: Freehold
EPC Rating: Exempt
Council Tax Band: A

guide price

£170,000



view this property online fox-and-sons.co.uk/Property/TVT105859



Property Ref:
TVT105859 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk