

Guide Price £780,000
Knowlecroft & The Cottage, Knowle Village, Knowle,
Budleigh Salterton, EX9 6AP



- 4 Bedroom Detached House With A Separate 1 Bedroom Detached Cottage • Both Gas C/Heated & uPVC Double Glazed • Main House: 2 Reception Rooms & A Recently Installed Kitchen / Breakfast Room • 3 Bathrooms In Main Property • Cottage: Living / Dining Room, Modern Kitchen, Double Bedroom, Bathroom & Store Room • 2 x Double Garages, Car Port & Large Driveway Allowing For Ample Off Road Parking • Both Properties Have Gardens • Could Suit Co-Inhabiting Family. Internal Viewing Essential



Knowlecroft

The property is accessed via uPVC double opening glazed doors, with matching windows to either side, leading to:

Ground Floor

Entrance Porch

Tiled flooring. Courtesy lighting. Timber double glazed front entrance door with obscure inset window leading to:

Entrance Hall

A lovely welcoming space with a staircase rising to the first floor. Attractive tiled flooring. Dado rail and panelling to walls. Radiator. Smoke alarm. Large under stairs storage cupboard with lighting. Doors leading to the living room, dining room, kitchen / breakfast room and:

Shower Room / WC

Obscure glazed window to rear. Modern fitted white suite comprising of a large walk in shower quadrant with tiled splash backs, splash screen doors and a thermostatically controlled shower. Low level corner WC. Pedestal wash hand basin. Radiator with heated towel rail. Inset ceiling lights. Extractor fan. Wall mounted mirror with integrated LED lighting. Shaver socket. Vinyl flooring.

Living Room 18'8" (5.69m) x 15'0" (4.57m)

A fantastic room that enjoys a dual aspect with a large window to side and a window to front. Two radiators. Picture rail. Coved ceiling. Focal point of an attractive open fire with a tiled back and hearth and a wooden surround. Exposed floorboards.

Dining Room 13'10" (4.22m) x 12'4" (3.76m)

Another dual aspect room that has a window to side and a window to front. 2 x Radiators. Focal point of an open fire that has an exposed brick chimney breast and hearth. Picture rail.

Kitchen / Breakfast Room 16'9" (5.11m) x 14'11" (4.55m)

A stunning room that again enjoys a dual aspect with three windows to the rear and double opening glazed doors to the side. The kitchen was installed in early 2025 and comprises of an excellent range of floor standing and wall mounted cupboard and drawer storage units with attractive quartz works surfaces and tile splash backs above. Large matching central island with additional storage cupboards and a breakfast bar. Inset single bowl sink with an integrated drainer unit to the side and a mixer tap above. Built in four ring gas hob with an extractor hood above and a double electric eye level oven and grill to the side. Integrated dishwasher. Wall mounted, concealed, gas boiler. Exposed floorboards. Space for free standing fridge / freezer. Large and useful walk in pantry cupboard with shelving to one side, wall mounted coat hooks and with power and light connected. Large radiator. Door leading to:

Utility Room 6'5" (1.96m) x 5'4" (1.63m)

Window to rear. Range of floor standing and mounted cupboard drawer storage units with roll edged works surfaces above. Inset stainless steel single bowl sink and drainer unit with a mixer tap above. Space and plumbing for a washing machine. Space for a tumble dryer. Exposed floorboards. Radiator.

First Floor

Landing

Window to rear and to the side. Access to an insulated loft space that has a ladder connected. Radiator. Smoke alarm. Attractive wall panelling and dado rail. Large airing cupboard that has slatted shelving and that houses the hot water tank. Doors leading to:

Bedroom 1 18'9" (5.72m) Max x 15'1" (4.6m) Max

A large dual aspect room that has a window to side and large window to front that enjoys open aspect views. Large radiator. Exposed floorboards. Picture rail. Built in wardrobe with hanging rails. Door leading to:

En-Suite Shower Room

Obscure glazed window to side. Modern fitted four piece white suite comprising of a large walk in shower cubicle that has tiled splash backs to ceiling height, sliding splash screen door and an electric shower. Low level WC. Pedestal wash hand basin. Bidet. Radiator. Exposed floorboards. Inset ceiling lights. Extractor fan.

Bedroom 2 13'11" (4.24m) x 12'2" (3.71m)

A further dual aspect room that has windows to front and to the side. Radiator. Picture rail. Useful built in storage cupboards with shelving and additional storage cupboards above.

Bedroom 3 14'11" (4.55m) x 10'11" (3.33m)

Two windows to the side. Large radiator. Picture rail. Built in double wardrobe incorporating hanging rails and shelving with storage drawers beneath. Pedestal wash hand basin with tiled splash backs above and a shaver light and socket.

Bedroom 4 11'8" (3.56m) x 9'6" (2.9m)

Window to side. Radiator. Wall mounted wash hand basin. Picture rail.

Family Bathroom

Obscure glazed window to the rear. Modern fitted suite comprising of a free standing roll top bath with attractive claw feet. Low level WC. Pedestal wash hand basin. Wall mounted mirror with LED lighting. Shaver socket. Radiator with heated towel rail.



Exposed floor boards. Inset ceiling lights. Extractor fan.

The Cottage

Obscure uPVC front entrance door leading to:

Ground Floor

Living / Dining Room 15'4" (4.67m) x 12'10" (3.91m)

Window to front. Radiator. Staircase rising to the first floor Under stairs recess area. Storage cupboard with additional storage above. Coved ceiling. Smoke alarm. Door leading to:

Kitchen 9'6" (2.9m) x 8'6" (2.59m)

A dual aspect room with a window to front and a window to the side. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring electric hob with an electric oven below and filter hood above. Inset stainless steel one and a half bowl sink with a single drainer unit to the side and a mixer tap above. Space and plumbing for a washing machine. Wall mounted, gas fired, combination boiler. Tiled flooring. Smoke alarm. Doorway leading to:

Rear Lobby

Obscure uPVC double glazed door leading out to the rear garden. Useful storage cupboard with slatted shelving. Door leading to:

Bathroom

Obscure glazed window to side. Fitted white suite comprising of a panelled bath with tiled splash backs to ceiling height, an electric shower above and a shower rail and curtain. Low level WC. Pedestal wash hand basin. Tiled flooring. Extractor fan. Wall mounted medicine cabinet.

First Floor

Landing

Window to rear. Door leading to:

Bedroom

11'8" (3.56m) x 9'8" (2.95m)

A dual aspect room with windows to front and rear. Radiator. Smoke alarm. Door leading to:

Store Room / WC

11'0" (3.35m) Max x 9'1" (2.77m) Max

Window to side. Low level WC. Pedestal wash hand basin. Built in storage cupboard.

Externally

The property enjoys a large driveway that provides ample off road parking for several vehicles and that could comfortably hold a motor home/boat if required. The driveway leads up the right hand side of the property and levels out to a large parking / turning area. This area provides access to:

Double Garage

20'1" (6.12m) x 17'1" (5.21m)

Up and over door to front. Window to side. Power and light connected.

Additional Double Garage

20'0" (6.1m) Max x 19'1" (5.82m) Max

2 x single up and over doors to front. Window to side. Power and light connected. Personal door leading to:

Car Port

18'4" (5.59m) x 7'1" (2.16m)

Covered car port area with power and light connected.

Gardens

To the front of the property is an extensive lawn garden with a paved pathway across the front of the property. Wisteria to the front of property and the rear of the garage. Shrubs to one side. Raised border to one side of the driveway.

To the rear and side of the main property is an attractive, extremely well looked after garden that is well stocked with shrubs and plants and that provides year round colour and interest. Adjacent to the inside the property is a paved level patio ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then predominately laid to lawn and stretches alongside the property and to the rear and behind the double garage. Mixture of timber fenced and evergreen boundaries. Shrub bed border along one side that has a range of herbaceous plants/shrubs. Outside water tap. power points and lighting. Front pedestrian access via a garden gate to the side and additional access to the parking area via double opening timber gates to the rear.

The cottage has its own area of garden. This is accessed via steps. The garden is laid to lawn with a small level paved patio area. Evergreen boundaries. Greenhouse. Gate that provides access through to main house garden if desired.

Tenure

The properties are FREEHOLD.

Services

Main property: Council Tax Band F. All mains services are connected.

The Cottage: Council Tax Band A. Mains services are connected. Separate Gas and Water. Electric is metered via the main property.

Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. It is important to be aware that the properties are held on separate titles currently. The EPC rating for The Cottage is D63 / 87. The initial driveway access is shared with the neighbouring property.

GROUND FLOOR



1ST FLOOR



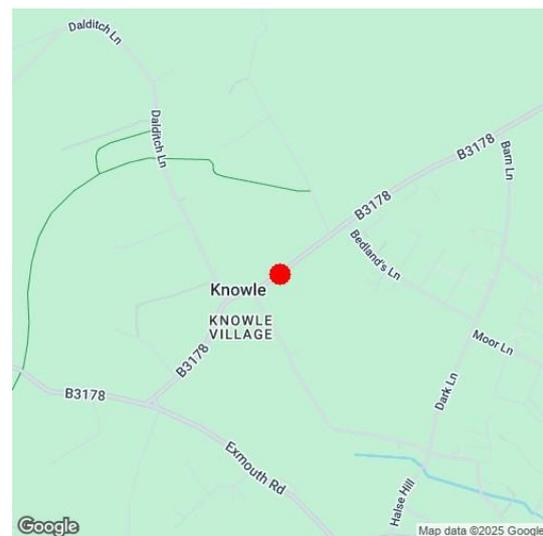
KNOWLECROFT & THE COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Exmouth, proceed out of town along Salterton Road. After passing the re-cycling centre, turn right at the mini roundabout and take the next left into Knowle. After passing the turning for Dalditch Lane on your left hand side, the properties will be found on the left, opposite the Village Hall, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		54	74



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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.