



Stowford Cottage



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Knowle, Crediton, EX17 5BX

Crediton (2 miles), Sandford (3.6 miles), Exeter (12 miles)

An impressive 5 bedroom thatched family home set in 2.35 acres of charming gardens and pastureland

- Beautifully presented family home
- Sought-after rural hamlet
- Grade II Listed
- 5 bedrooms
- Annexe potential
- South-facing
- Landscaped gardens
- Land amounting to 2.35 acres
- Freehold
- Council tax band: E

Guide Price £775,000

SITUATION

This wonderful Grade II Listed thatched family home is situated in the hamlet of Knowle, which is 2 miles from the town of Crediton. Crediton has a range of local facilities, whilst the university and cathedral city of Exeter (12 miles) provides an extensive range of cultural, leisure and schooling facilities, as well as mainline railway stations to London Waterloo and Paddington. Exeter International airport lies 4 miles to the east of the city. Only half a mile away is the village of Coplestone, which has local shops, primary school, church and a Park and Ride station on the Exeter/Barnstaple line. Coleford, a similar distance to the west, has a popular public house.

DESCRIPTION

An impressive south facing Devon Longhouse, dating back to the late 16th century with later 18th-century extensions. This substantial 5 bedroom family home, which extends to approximately 2497sq ft, has been thoughtfully modernised while preserving its original features, including Inglenook fireplaces and ceiling beams. Set within 2.35 acres of charming gardens and pastureland this property also offers a large parking area and a range of useful former stable/storage buildings providing potential for conversion (STP).



ACCOMMODATION

An original door leads into the beautifully designed kitchen/breakfast room, featuring floor-mounted units, an electric AGA, French doors to the garden and stairs leading to the first floor. Steps lead down from the kitchen to a dining room (which could also serve as a utility room), with an original fireplace and bread oven. To the right of the kitchen is a family room, with a stylish, modern electric fire and bread oven set in a period fireplace. The central entrance hall with panelled walling has a door leading to the front garden and a staircase rising to the first floor. On from this room is a formal sitting room with a fireplace and steps leading down to a shower room and WC. The WC is also accessible via an external door.

The staircase from the kitchen leads to the first floor and the principal bedroom, which has triple-aspect windows offering stunning views over the countryside and Dartmoor in the distance. There are two further well-appointed bedrooms and a recently modernised family bathroom. Bedroom 2 connects to a landing with the second staircase, and leads across to bedroom 4, which is partly divided into two single bedroom areas, and a Jack-and-Jill ensuite.

GARDENS AND GROUNDS

Steps lead to an enclosed south facing courtyard and front garden featuring a large lawned garden with well stocked flower beds, a vegetable garden, paved terrace and beautiful views to Dartmoor in the distance. The garden leads to a large paddock with separate gated access back to the lane. In all the land amounts to 2.35 acres.

AGENTS NOTE

The property shares exclusive access to a small area of common land with 4 neighbouring properties.

SERVICES

Mains electricity and water. Private drainage (Septic), LPG central heating

DIRECTIONS

From Exeter proceed on the A377 passing through Crediton. After 1.5 miles turn left signposted Knowle. Follow this road towards the hamlet of Knowle and after a short distance the property will be on your right. Carry on passed the entrance driveway and 20 yards further along the lane is a secondary parking.
what3words - bond.fall.hedgehog



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Approximate Area = 2497 sq ft / 231.9 sq m
 Outbuildings = 349 sq ft / 32.4 sq m
 Total = 2846 sq ft / 264.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	44
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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