



Butterchurn Cottage, Knowle, Crediton, EX17 5BU

Guide Price £325,000

Butterchurn Cottage

Knowle, Crediton

- Very pretty detached house
- 2 bedrooms
- Generous living room with fireplace
- Kitchen plus utility room
- Great gardens with elevated seating area
- Adjoining farmland
- Just outside of the village
- Outbuilding with power

Situated just off the A377 between Crediton and Coplestone is the small hamlet of Knowle, known for its easy access and pretty houses, it's a popular destination for many for being full of character without being isolated down miles of county lanes. Butterchurn Cottage is set back from the road in its own gardens and borders farmland to the rear. It's a real one off. While it's only 2 bedrooms, the master bedroom could be sub-divided to create a 3rd but for the right buyers, the large first floor bedroom with the ensuite would work well.





The house is Grade II listed and has mains services including water, electric, broadband and gas plus a modern treatment plant for the waste. Built of cob with a thatched roof, (Ridge replaced 2025), it's typical of a traditional Devon home.

The layout of the property makes the most of the larger ground floor space on offer with a useful entrance porch leading into the main living space, a large room with a stunning inglenook fireplace that is the focus of the room. There's plenty of room for sofas and table and chairs for flexibility in the layout. There's a kitchen across the rear which is well fitted and there's a door to the garden. The second bedroom is also on the ground floor with an additional walk in store/study area. To complete the ground floor is a utility room and WC. On the first floor is the main bedroom, a great room with plenty of space and from here, there is a door to the ensuite. It's worth noting that a corridor could be installed to separate the bedroom from the bathroom should it be preferred (stp).

Outside, from the road, access is gained via electric gates which add to the privacy and security of the property. There's off-road parking for 3/4 vehicles and an outbuilding (former garage) which is now a store and home office/studio, ideal for working from home with power and light. The gardens are multi level with various seating areas, ponds and well stocked beds with an abundance of plants and shrubs.

Agents Note: There is a track with access to the adjoining field which runs between the house and outbuilding. Although not often used, it isn't part of the ownership of Butterchurn Cottage.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

Heating: Mains gas central heating

Listed: Yes – Grade II

Tenure: Freehold

Note: The property was formerly called Knowle Lake.

KNOWLE is a hamlet formed by a small number of historic properties. The settlement sits amid hilly farmland but is just 3 miles from the market town of CREDITON which is packed full of local shops and amenities. Nearer still is the larger village of COPPLESTONE with its active community, well regarded primary school (OFSTED Good), shop with Post Office, and farm shop. Copplestone also has train and bus services to CREDITON and EXETER.

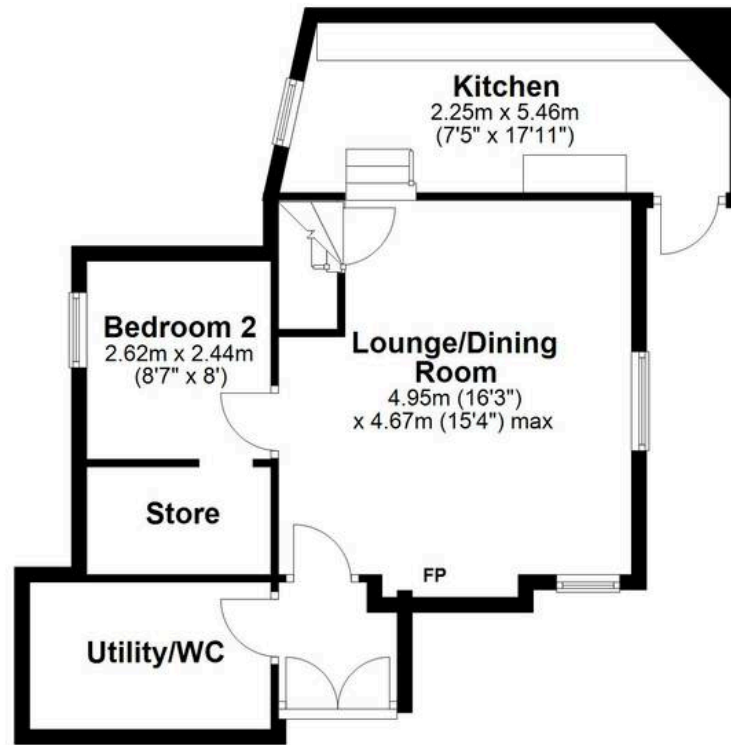
COPPLESTONE is a popular choice with families who favour its OFSTED GOOD primary school and excellent transport services that make commuting East or West a breeze. It's also home to the award winning Copplestone Farm Shop as well as an everyday convenience store with Post Office. There's also a thriving community scene offering a range of activities and events. Originally a traditional farming hamlet, the village has grown over the years and now offers a wide range of homes at the centre of which stands the 3m carved granite cross of Saxon origin.

DIRECTIONS : For sat-nav use EX17 5BU and the What3Words address is [///shuttered.field.spreading](https://www.what3words.com/#!/shuttered.field.spreading)



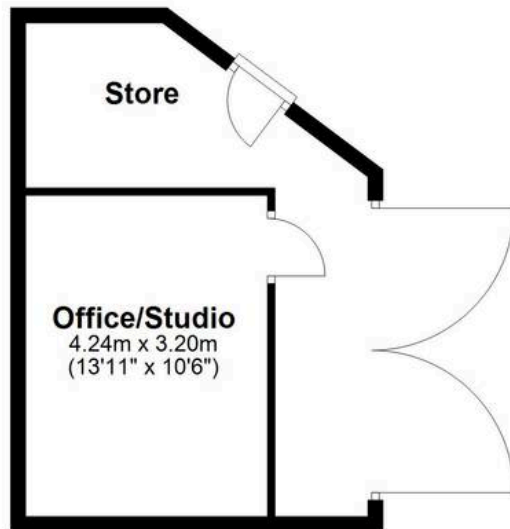
Ground Floor

Approx. 82.8 sq. metres (891.6 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 113.2 sq. metres (1218.9 sq. feet)



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