



Little Knightacott Farm







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Lydacott, Barnstaple, Devon, EX31 3QG

Towards the end of a 1/2 mile 'no through' lane within 10 minutes of Fremington, Instow & Barnstaple

A detached chalet style residence of period origin in a peaceful Hamlet surrounded by open countryside with fine views as far as Saunton. Up to 35 acres directly opposite the property available by separate negotiation.

- Hall, 2 Reception Rooms
- Kitchen, Utility Room
- 4 Bedrooms, 3 Bathrooms
- 3 Bedrooms on ground floor
- Period outbuilding with potential
- Double Car Port, Ample Parking
- Up to 35 acres opposite the property available
- Land includes hardstanding area
- Council Tax Band D
- No upward chain. Freehold

Guide Price £550,000

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SITUATION & AMENITIES

In timeless and tranquil rural surroundings, towards the end of a half mile no-through country lane, the property forms one of a small hamlet of five detached dwellings, surrounded by beautiful open countryside on high ground with views out over as well as distant views to Saunton. There are footpaths close by which provide access to roam over the countryside. Although rural, the property is by no means isolated as the village of Fremington and favoured coastal village of Instow are both about 2 miles. At Fremington there is a medical centre, parade of shops and Fremington Quay, where the Tarka Trail can be accessed. Instow is one of North Devon's premier coastal/estuary villages, renowned for its beach, dunes, cricket club, yacht club and a number of well-regarded eateries and pubs. The market town of Bideford and regional centre of Barnstaple are both about 4 miles. As the regional centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. Local schools are within easy access, including the reputable public schools of Kingsley at Bideford, West Buckland and Blundell's at Tiverton a little further afield. The property is about ½ hour's driving distance of the favoured surfing beaches of Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. Exmoor National Park is a similar distance. The A39/A361 North Devon Link Road is about 3 miles and affords access through to Tiverton, from where dual carriageway access leads to Jct.27 of the M5 Motorway and where there is also Tiverton Parkway station where trains to London Paddington are approximately 2 hours. The nearest international airports are at Bristol and Exeter.

SERVICES

Mains electricity. Private water supply. Private drainage. Oil-fired central heating. Security alarm fitted.

DESCRIPTION

Little Knightacott Farm is a detached character chalet-style property of period origin, which has been extended and remodelled over subsequent years. The property presents painted rendered elevations beneath a part-slate and part-tiled roof. Internally the accommodation is bright, spacious, versatile and could suit dual occupation or some home/income use. Within the private courtyard behind is a former detached period stone piggery building, which may offer potential for conversion to annexe accommodation, office, studio etc, subject to any necessary planning permission. Off the same courtyard is a car port. From the property there are distant sea views towards Saunton. SPECIAL NOTE: Directly across the lane from the property and available by separate negotiation, is up to 35 acres of permanent pasture, which is gently sloping following the side of the valley. This is divided as 26 acres and an adjoining 9 acres. Accordingly, the property, together with the land option, could lend itself to equestrian, farming use or similar.





ACCOMMODATION

GROUND FLOOR

Replacement UPVC front door to ENTRANCE PORCH glazed inner door to ENTRANCE HALL. Multi-pane glazed door to SITTING ROOM – an original room featuring stone fireplace (open but in need of a new flue lining), exposed beams, one exposed stone wall with recessed shelving, 5 wall lights. KITCHEN/BREAKFAST ROOM with a good range of units in light oak incorporating double drainer stainless steel sink unit, adjoining work surfaces, drawers, cupboards and appliance space under, Bosch dishwasher, Zanussi double oven and hob, extractor fan, Wallstar oil-fired boiler for central heating and domestic hot water, wood laminate flooring. PANTRY with shelving and tiled flooring. CLOAKROOM/WET ROOM with shower tray, low level wc, pedestal wash basin, extractor fan. From the KITCHEN a pair of multi-pane opaque glazed doors lead through to the DINING/GARDEN ROOM – a bright triple aspect room with part-vaulted ceiling, sliding double glazed door to GARDEN, 5 wall lights. Also from the KITCHEN there is separate access to the UTILITY ROOM with single drainer stainless steel sink unit, cupboards under, adjoining work surfaces, plumbing and space for washing machine, further work surface with space for appliances, coat pegs, half-glazed door to OUTSIDE.

Returning to the main ENTRANCE HALL there is access to three of the four BEDROOMS. BEDROOM 2 double aspect. BEDROOM 3 double aspect. BEDROOM 4 views over the garden. INNER HALLWAY which doubles up as a small STUDY. BATHROOM with pine panelled bath, mixer tap/shower attachment, separate shower cubicle, low level wc, pedestal wash basin, wall mirror, fitted linen box, AIRING CUPBOARD housing pre-lagged cylinder, toiletries shelf, mirror-fronted medicine cabinet. From the INNER HALL a staircase with rustic balustrade leads to GALLERIED LANDING. BEDROOM 1 is a bright split-level room with large picture window to enjoy the best of the views. The room is divided into BEDROOM and DRESSING AREAS. The upper level has access to the eaves storage space, then steps leads down to a lower dressing area – once again with door to extensive loft storage space. Adjacent to BEDROOM 1 is a walk-in DRESSING ROOM with hanging rails. Completing the MASTER SUITE is the BATHROOM with wood panelled bath and shelving at one end, low level wc, pedestal wash basin, mirror strip light/shaver point, medicine cabinet, extractor fan.

OUTSIDE

From the access lane, there is vehicular access to the left of the dwelling via a 5-bar gate into a concrete yard – which provides ample parking and turning space, as well as space for motorhome/caravan etc. There is a stone CAR PORT with sheet metal roof. Adjacent to this is a BUILDING housing the water treatment system and water storage tank. Across the COURTYARD is the period brick and stone FORMER PIGGERY BUILDING with tiled roof. The courtyard is either wall or fenced enclosed, with a series of young climbing shrubs trained over wooden trellises. At the front of the property there is a small area of GARDEN enclosed by a low retaining wall, with central gate leading to the front door, flanked by raised borders. The majority of the GARDEN is arranged to west side of the dwelling. There is an extensive TERRACE with steps leading up to sweeping lawn, bounded by Devon Bank fencing and recently planted trees, which add to the mature hedge screen from the lane.

SPECIAL NOTE

The internal finishes include vinyl flooring or carpets. There are smoke and heat detectors in place. There is an external tap and lighting.

DIRECTIONS

W3W///minerals.greyhound.crowns

Approximate Area = 2040 sq ft / 189.5 sq m
 Outbuilding = 357 sq ft / 33.1 sq m
 Total = 2397 sq ft / 222.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1339975



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



