



**Little Owl Knowstone, Knowstone South Molton EX36 4RY**



**welcome to**

## **Little Owl Knowstone, Knowstone South Molton**

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

### **Description**

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 fire place 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. Overstairs 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.



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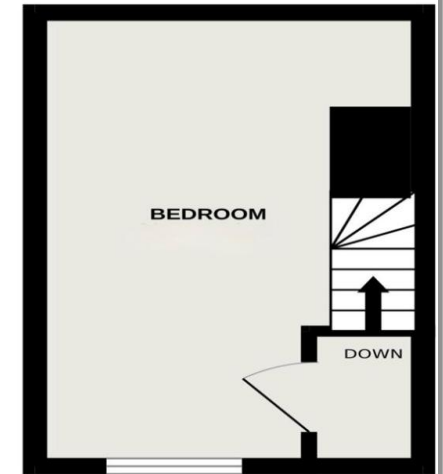
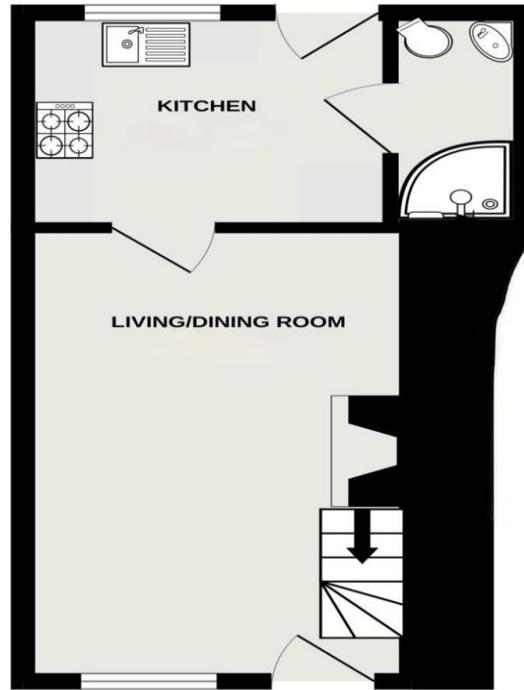
- GUIDE PRICE £170,000 - £180,000
- Mid Terrace Thatch Cottage
- One Double Bedroom
- Modern Kitchen & Shower Room
- Lounge with Inglenook Fire place & Bread Oven

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

guide price

**£170,000**



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TVT105859 - 0005

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