



Little Knightacott Barn







# Little Knightacott Barn

Lydacott, Barnstaple, Devon, EX31 3QG

Barnstaple, Fremington, Instow, Bideford, The Tarka Trail, The Link Road, all within about 15 minutes

An exceptional brand new detached bungalow built to a high specification with great attention to detail in a peaceful Hamlet close to Barnstaple & the Coast

- Spacious Entrance Hall, Utility Room
- Dining area/Kitchen with appliances
- 6 Year Warranty, Eco friendly features
- Landscaped garden & terraces
- Council Tax TBC
- Lounge area with wood burner
- 3 Double Bedrooms, 2 Quality Bathrooms
- Double Garage, Extensive Parking
- Menage area available separately
- No upward chain. Freehold

Guide Price £799,950

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



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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 commanding views out over. 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.

## SPECIAL NOTES

Warranty - Professional Consult Certificate by Nova Surveyors – 6 years from the date of the Certificate. Cover of £2,000,000 for each and every claim. EPC rating A. There is engineered oak flooring, oak doors and Sensation carpets throughout. The chipping driveway is set on top of mats. There is multi-point locking to front and rear doors. Electric cables have been installed ready for the entrance gate to be made electrically operated. The adjacent twin access gate leads to the right of the ménage to a detached building, totally screened by hedging which has consent for conversion into a residential dwelling, which is also for sale. The property is named after the barn which it replaced.

## DESCRIPTION

If you are searching for a contemporary and stylish new bungalow which exudes quality, is ready to move into, in a peaceful, remote but not isolated location then look no further! There are so many 'wow factors' at Little Knightacott Barn – both inside and out. These range from the fabulous open plan reception area with vaulted ceiling, atrium windows and bi-fold doors which flood the room with natural light as well as bringing the outside in, to the standard of the bathrooms and fitted kitchen with appliances, not to mention the designer light fittings internally. The clever landscaping of the drive and garden areas externally complete the scene as the developer/vendors have created a special, individual home which is also energy efficient and eco-friendly. They have even thought ahead by making the garage suitable to be adapted into a fourth ensuite bedroom - subject to planning permission and a buyer's requirements. There is ample room to erect additional garaging/car port – again subject to planning permission. The gardens have been specifically landscaped with ease of maintenance in mind, or alternatively could represent a blank canvas for a keen gardener. Generally, the property presents elevations of western red cedar timber with double glazed windows and doors, beneath a rubber seam roof.





## ACCOMMODATION

Disabled-friendly ramp access to ENTRANCE HALL with engineered oak flooring, room for desk or piano. Oak framed glazed doors to SITTING/DINING ROOM/KITCHEN with engineering oak flooring throughout, vaulted ceiling, atrium style window, bi-fold doors leading to TERRACE – ideal for Al fresco dining. The KITCHEN is in a cream and sage theme with extensive range of Sheraton soft-close units and drawers, topped in marble-effect quartz. There is LED under-unit lighting, Capel ceramic undermounted sink with Quooker Pro3 Flex tap. Integrated AEG appliances include double oven, microwave, hob with extractor, fridge/freezer and dishwasher. There is an island breakfast bar with triple light unit above. Within the SITTING AREA is a cylindrical wood burner on slate hearth. UTILITY ROOM with matching units to the Kitchen, plumbing and space for washing machine, sink unit, door to GARDEN, engineered oak flooring, broom cupboard. MASTER BEDROOM 1 a triple aspect room with a pair of sliding doors to TERRACE. ENSUITE SHOWER ROOM shower cubicle with both handheld and drench units, low level wc, wash hand basin with 2 drawers beneath, illuminated Bluetooth wall mirror, tiled flooring and walls, extractor fan, ladder-style heated towel rail/radiator. BEDROOM 2 double aspect, range of fitted wardrobes to one wall. BEDROOM 3 view to side. FAMILY BATHROOM i-shaped tub bath, free-standing tap/shower attachment, low level wc, wash hand basin with 2 drawers beneath, tiled floor and walls, extractor fan, illuminated Bluetooth wall mirror, ladder-style heated towel rail/radiator. INNER HALL built-in STORAGE CUPBOARD. Door to INTEGRAL GARAGE with window, pedestrian door to OUTSIDE, electric roller door, sealed flooring.

## OUTSIDE

The access is via a 5-bar gate on stone pillars over a long, chipping driveway, which provides extensive parking and turning space, as well as space for motorhome/caravan etc. In front of the property is an extensive TERRACE which overlooks an area of lawn and extended chipping area. To the right-hand side of the property is a further area of TERRACE and chipped area, water tap and OUTHOUSE accommodating the private water plant. To the rear is the air source heat pump, raised stone border topped by fencing, various young trees and plants, and adjacent to the GARAGE an electric car charging point. The vendors intend to remove the adjoining menage and landscape this as lawned garden. The area which lines up with the access gate to Little Knightacott Barn will be included in the sale. If a buyer wants the entire area, the other section can be purchased in addition, by negotiation. Otherwise, it will be sold with The Stables below. The CGI image attached to this brochure shows how the garden may look.

## SERVICES

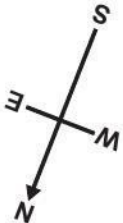
Mains electricity. Vaillant air source heat pump with underfloor heating throughout. Programmable room thermostats. Energy efficient LED lighting throughout. TV and data points to living room and bedrooms. Mains wired smoke and heat detectors. Westfire Uniq 37 multi-fuel stove in living room. The drainage is through a private Tricel Novo sewage treatment plant. There are PV panels on the roof of the dwelling. Private water supply.

## DIRECTIONS

W3W///geology.forensic.wage

Approximate Area = 1571 sq ft / 145.9 sq m  
 Garage = 344 sq ft / 31.9 sq m  
 Outbuilding = 72 sq ft / 6.6 sq m  
 Total = 1987 sq ft / 184.5 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). © nichecom 2025. Produced for Stags. REF: 1339980



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>97</b>	<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	