



Guide Price £800,000

4 Bedroom Farm House for sale

Little Kidland Knowstone, South Molton



EweMove
SALES AND LETTINGS



Overview

This exquisite Grade II listed Devon longhouse is a masterclass in balance, merging centuries of heritage with sophisticated modern luxury. Tucked away on the tranquil outskirts of Knowstone, it offers a rare sanctuary of total privacy, yet remains a short, scenic stroll from the Michelin-starred 'Masons Arms.' For those seeking an incomparable lifestyle amidst the rolling hills of North Devon, this home is truly without equal.

SOME IMAGES HAVE BEEN STAGED TO ASSIST THE BUYER



Key Features

- GRADE II LISTED THATCHED DEVON LONGHOUSE
- 4 BEDROOMS WITH PERIOD FEATURES
- OAK BEAMS AND INGLENOOK FIREPLACE
- EXPANSIVE 10-ACRE ESTATE
- FLEXIBLE ANNEXE-STYLE SUITE
- PRIVATE LAKE & RIVER FRONTAGE
- SMALLHOLDING WITH OUTBUILDINGS
- AGRICULTURAL & EQUESTRIAN OPPORTUNITY
- WHAT3WORDS///fevered.failed.hydrant









A Magical Grade II Listed Thatched Farmhouse with 10 Acres, Outbuildings, Lake & River Frontage – Knowstone, Devon

This captivating Grade II listed Devon longhouse perfectly blends historical charm with contemporary comfort, forming a remarkable countryside retreat on the peaceful fringes of Knowstone. Enjoying a rare degree of seclusion, while superbly positioned within walking distance of the award-winning 'Masons Arms' Michelin-starred restaurant, this exquisite home offers an unrivalled lifestyle in the heart of unspoilt Devon.

Accommodation & Interior Highlights

Steeped in character, every room exudes a distinctive warmth. Traditional features-ancient oak beams, thick walls, cosy nooks, and natural textures-have been thoughtfully combined with high-quality modern upgrades. Spacious and beautifully proportioned, the accommodation will appeal to families and those seeking the magical mix of comfort and grandeur.



The main entrance reveals a high-ceilinged farmhouse kitchen, ideal for entertaining and relaxed family dining. Here, butchers block work surfaces, a ceramic farmhouse sink, electric Aga and integrated appliances complete this family space. Connected, a flexible annexe-style suite is able to function as a self-contained guest space or allow multi-generational living. It features a private shower, fitted storage, open-plan living/bedroom, mezzanine store/home office, and independent access.

Adjoining the kitchen is a light-filled reading gallery with French doors onto the patio and garden-perfect for relaxation. A strong sense of practicality pervades thanks to a dedicated boot room, utility, cloakroom, generous study, and accessible downstairs bedroom. The main sitting room, with its inviting inglenook fireplace and wood burning stove, promises perfect evenings by the fire. Upstairs, three further bedrooms (including a spectacular galleried living/bedroom room with high cathedral ceilings and ample light) share two well-appointed bathrooms.

Countryside Surroundings & Land

Step outside to find approximately 10 acres of enchanting gardens and grounds. The sweeping lawns merge effortlessly into neatly kept paddocks, ideal for equestrian enthusiasts or those dreaming of a smallholding. Three distinct, softly contoured fields add versatility for grazing, hay-cutting or creating wildlife-friendly meadows, with natural river boundaries enhancing the tranquillity and privacy. Indeed, long sections of river frontage and a picturesque trout-stocked lake (complete with pontoon and island) create sky-reflecting waterscapes that are teeming with wildlife-also ideal for fishing or simply unwinding by the shore.

Outbuildings extend both opportunity and practicality. The main barn, workshop and additional stores come equipped with electricity, catering to agricultural, equestrian and leisure pursuits alike. An established orchard offers abundant apples and soft fruit, while a sheltered garden near the house creates a secluded area for family time, outdoor entertaining, and barbecue afternoons.

Convenient Rural Location

Positioned at the end of a country lane-accessed, delightfully, via an original ford crossing-the approach reveals generous private parking, a double carport, and a securely gated driveway leading into the farm's sheltered heart. Although immersively rural, good road links mean amenities, shops, and outstanding schools, including the well respected independent West Buckland school, are reassuringly close.

South Molton, Bampton, and Dulverton are all nearby, grouping independent shops, character pubs and practical conveniences together in charming village settings.

Bustling Tiverton, a renowned local market town just 12 miles away, supplies supermarkets, high street shops, health facilities, leisure and fitness centres, and municipal services. The independent Blundell's School-highly regarded and benefiting local families-stands out for educational excellence. For commuters and travellers, Tiverton Parkway railway station provides direct routes to London Paddington in approximately two hours, while connections to the M5 put Exeter and Bristol airports (40 minutes and 90 minutes' drive respectively) comfortably within reach.

A True Devon Haven

Quiet, accessible and elegant, this beautifully maintained thatched farmhouse offers an exciting prospect for those seeking additional annex options, vehicle parking, or a hospitality/yoga retreat project. Featuring newly completed re-thatching (July 2025) and available with no onward chain, a seamless move into your new Devon lifestyle is quietly assured.

To make a home at this exceptional rural retreat, arranging a viewing is highly recommended. Please enquire today and experience first-hand all the wonders this truly unique property has to offer.

AGENT'S NOTES:

UTILITIES & SERVICES

Water: The property benefits from a private water supply via its own dedicated borehole. For added peace of mind, a brand-new UV and particle filtration system was professionally installed in August 2025.

Drainage: Private drainage is managed by a modern water treatment plant, which was newly installed in 2021 to meet contemporary standards.

Heating: Central heating is provided via an oil-fired system.

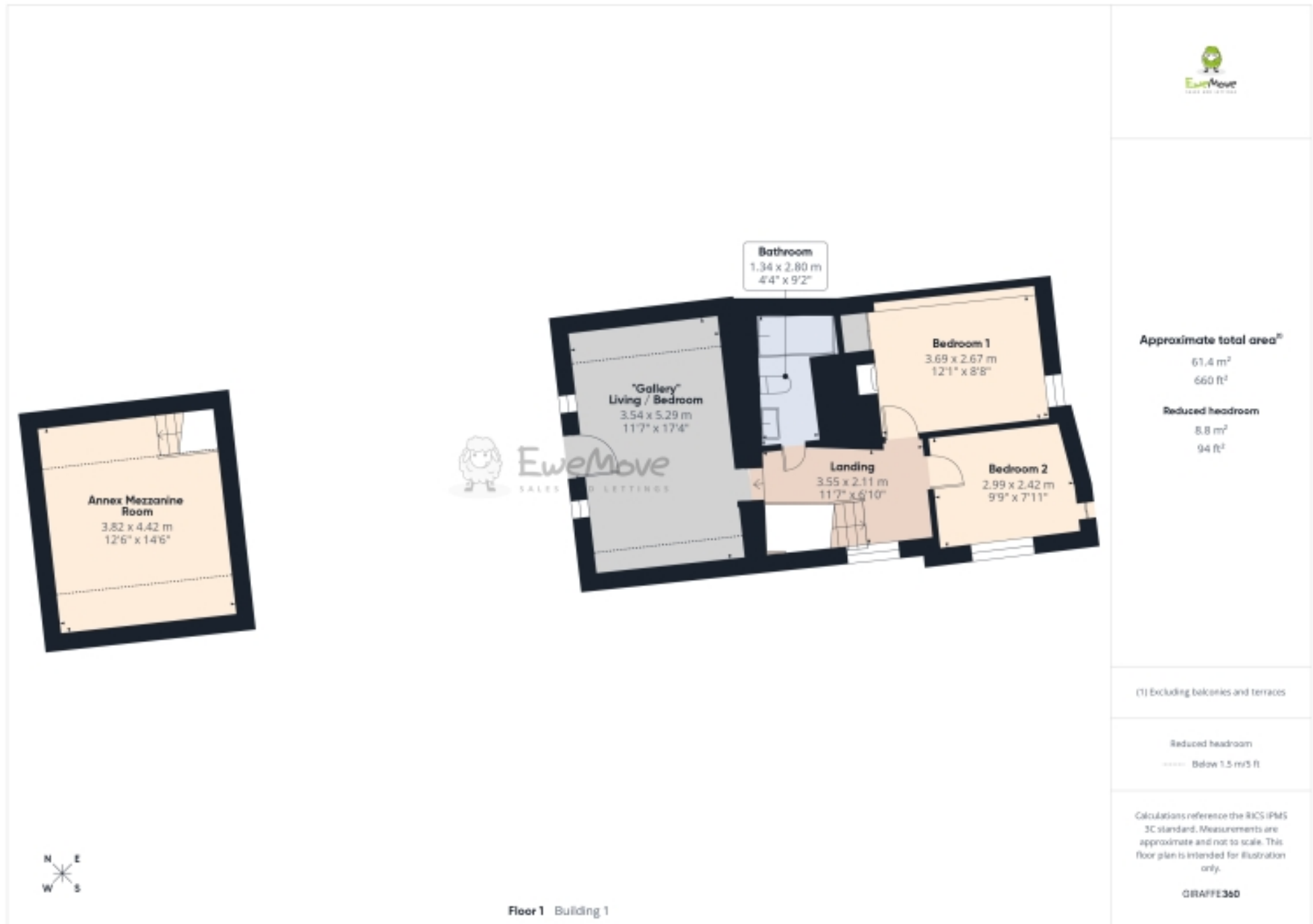
ACCESS & RIGHTS OF WAYS

Potential purchasers should be aware that the property is sold subject to a historical Perpetual Right of Way dating back to a Conveyance from 1910. Ask agents for details.






Floorplans



Floorplans



Floorplans

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|  <p>Floor 0 Building 1</p> |  <p>Floor 1 Building 1</p> |  <p>Floor 0 Building 2</p> |  |
|  <p>Floor 0 Building 3</p> |  <p>Floor 0 Building 4</p> |  <p>Floor 0 Building 5</p> | <p>Approximate total area⁽¹⁾</p> <p>413.7 m² 4450 ft²</p> <p>Reduced headroom</p> <p>10 m² 108 ft²</p> |
|  <p>Floor 0 Building 6</p> | | | <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 1.5 m/5 ft</p> <p>Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GRAFFE360</p> |

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Marketed by EweMove South Molton

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