



The Old School House



**STAGS**



# The Old School House

Knowstone, South Molton, EX36 4RY

South Molton 10 Miles | Tiverton 10 Miles | Taunton 30 Miles | M5 (J27)  
18 Miles

Offering a combination of modern living and period charm, the former Old School House provides spacious accommodation, garden, workshop and off-road parking. All set within the wonderful community of Knowstone village.

- Detached Family Home
- Spacious 1,660 Sq.Ft. Accommodation
- Formal Village School House
- Wonderful Community Village
- Council Tax Band E
- Three Bedrooms. Two Bathrooms
- Generous Vaulted Ceiling Sitting Room
- Off-Road Parking & Garden
- Tiverton & South Molton 10 Miles
- Freehold

## Offers In Excess Of £500,000

### DESCRIPTION

Nestled in the charming village of Knowstone, South Molton, this delightful detached, former school house offers a perfect blend of historic charm and modern convenience. With a generous area of 1,660 square feet, the property boasts a spacious kitchen, a bright and inviting sitting room with part-vaulted ceiling, three bedrooms and a study space/ further bedroom set on a mezzanine level with ornate balustrade overlooking the sitting room. Externally, the property offers a delightful cottage garden, off road parking and a workshop with power and lighting.

Surrounded by the picturesque countryside, this property not only offers a tranquil setting but also the opportunity to enjoy the beauty of rural life. Knowstone is known for its friendly community, scenic views and 13th Century Inn with award winning Michelin Star restaurant - The Masons Arms.

### SERVICES

Mains Electricity, Water and Drainage. Gas Central Heating. Electric Underfloor Heating in kitchen, master bedroom and ensuite.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

Ofcom predicted mobile coverage: Internal – Three (variable). External - EE, Three, O2 (variable) and Vodafone (variable).

Local Authority: North Devon District Council. Knowstone Conservation Area.

### DIRECTIONS

From M5 Junction 27, proceed west bound along the North Devon Link Road (A361). At Bolham roundabout continue straight over, second exit, remaining on the A361. After approximately 9.5 miles at Moortown Cross, turn right, sign posted Knowstone. Proceed over the cattle grid and take the first left. Upon entering the village, at the T-junction, turn right. After 120yard, the property can be found on the right hand side.









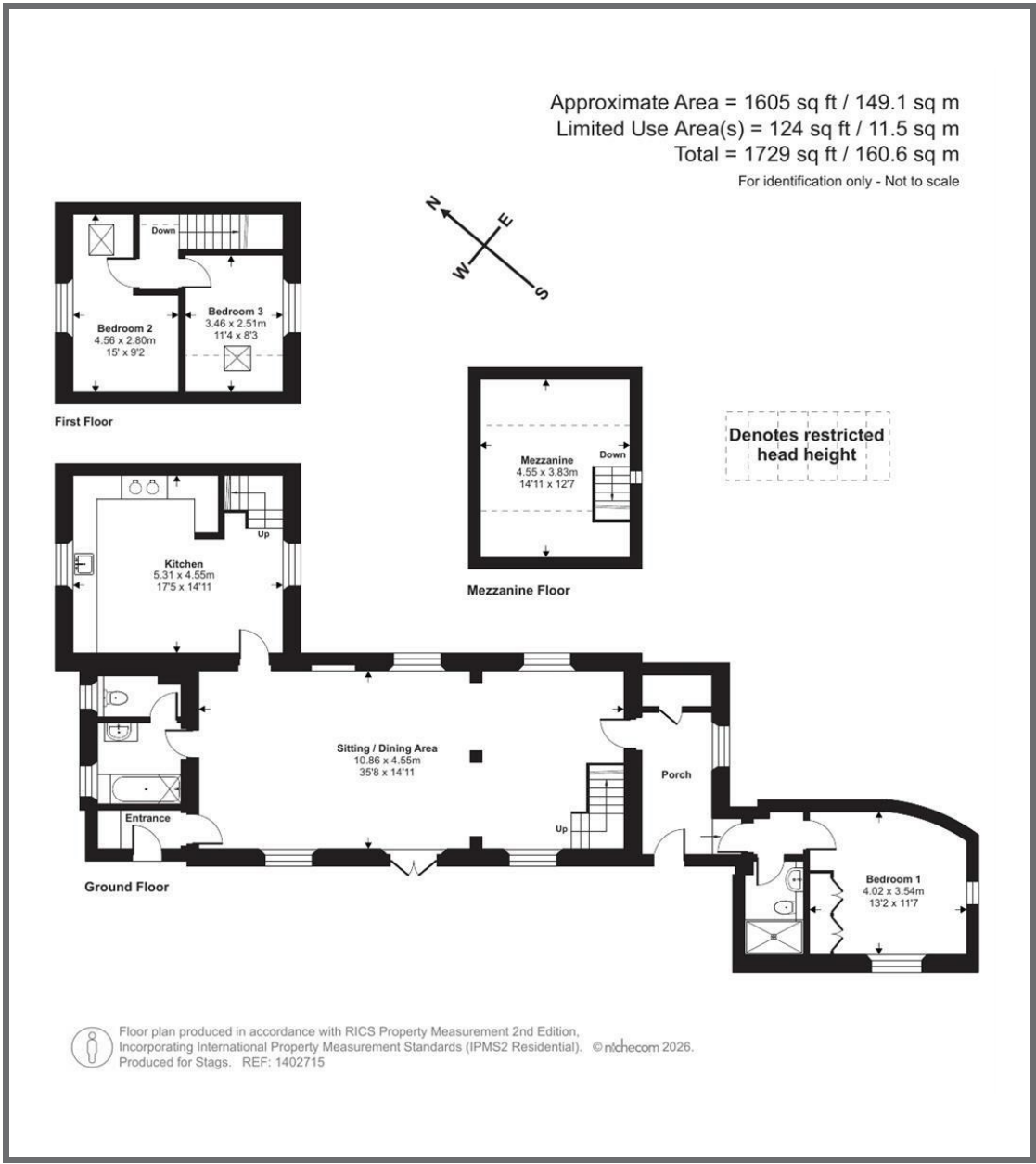
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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