



Lower Knowle



Cullompton 1 mile, M5 (J28) 3 miles, Exeter 13 miles.

A substantial Grade II Listed farmhouse with useful land and outbuildings with potential for accommodation (STP).

- Tastefully Improved
- Superb Kitchen
- 2 Large Reception Rooms
- Further Snug and Study
- 5 Bedrooms
- Attractive Gardens
- Courtyard of Barns
- 3.4 Acres

Guide Price £750,000

SITUATION

The property is located off a small lane within the hamlet of Knowle, a cluster of rural properties occupying a countryside location near to Cullompton.

The market town of Cullompton is just 1 mile distant and offers a useful range of shops and amenities including supermarkets and a health centre. The larger town of Taunton and the cathedral city of Exeter provide extensive shopping, leisure and educational facilities. For independent schools, Blundell's School at Tiverton is very accessible and offers discounts to local pupils. Further choice is available in Taunton, Exeter and Wellington.

DESCRIPTION

Lower Knowle is an attractive farmhouse which has been sympathetically modernised to create a great family home, while enhancing its period features. The property enjoys an established garden, productive pasture and a courtyard of traditional barns with scope for development, subject to planning.

ACCOMMODATION

The property benefits from spacious and versatile accommodation throughout, with 2 reception rooms to the front of the property providing excellent reception space. Both feature fireplaces, with the dining room having a superb inglenook fireplace with open fire and former bread oven. The kitchen has been remodelled with a range of wall and floor units, a central island, original stove and space for dining too. Additionally there is a snug and adjoining study as well as a separate utility and boot room with plumbing including a dog shower.

On the first floor are 5 double bedrooms. There are 3 bathrooms, including an en suite servicing bedroom 2 and a large family bathroom fitted with a shower and a freestanding bath.

GARDENS & GROUNDS

From the lane, there is access to a parking area for multiple cars and a car port with access to an electric charging point.

To the rear of the property is a pleasant large lawn area of fenced garden, while to the front of the property is a formal garden with bedding plants either side of the path to the front door. At the rear there is also a decked seating area with power and lighting. There is a large greenhouse, brick store and former privy providing storage.

To the east of the property is an attractive courtyard of 2 storey barns, which offer potential for accommodation or development, subject to the necessary consents. Adjoining the barns is a large level paddock of versatile pasture suitable for grazing. Additionally there is a large chicken run, as well as a pig-sty opposite the house.

A neighbouring land owner has an agricultural right of way across part of the property to access a field.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

VIEWING

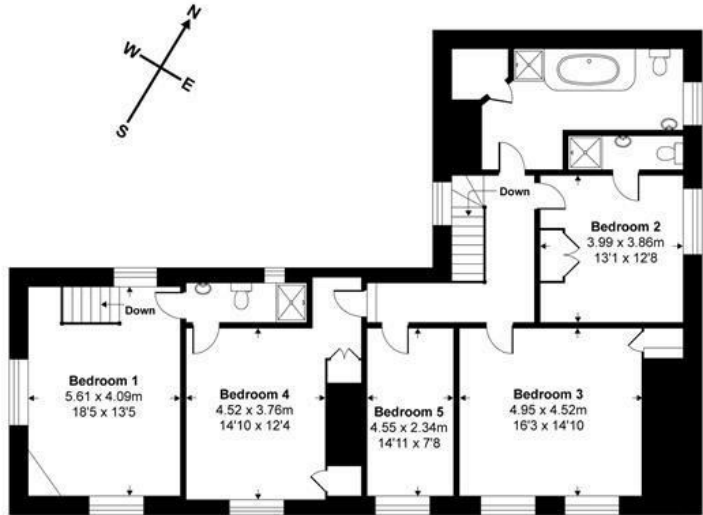
Strictly by appointment with the agents please.

DIRECTIONS

From Junction 28 of the M5, proceed into Cullompton town centre, passing Tesco and the police station on the left. At the traffic lights, turn left into Cullompton High Street and after a short distance turn right after Costa Coffee. Continue along this road heading out of Cullompton towards Tiverton for 0.75 miles and immediately after exiting the town, at the speed change, turn slightly left onto Ponsford Lane. Follow this road for 0.75 miles, then turn left at the top of the small hill onto a stone farm track. Continue down the track, passing Knowle Farm on the right. The entrance to the property will be found after a short distance on the left.



Approximate Area = 3419 sq ft / 317.6 sq m (excludes carport)
Outbuilding = 2051 sq ft / 190.5 sq m
Total = 5470 sq ft / 508 sq m
For identification only - Not to scale



First Floor



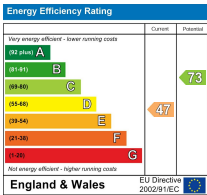
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 758429.

These particulars are a guide only and should not be relied upon for any purpose.

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