



Lower Knightacott







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Bratton Fleming, Barnstaple, Devon, EX31 4SF

Exmoor National Park - A few minutes' drive. Barnstaple - 8 miles. Combe Martin 9 Miles. Lynton - 12 miles

A substantial detached period residence offering modern refinements yet retaining many original features in a peaceful Hamlet, enjoying fantastic countryside views



- Hall, Cloakroom, Pantry
- Kitchen/Breakfast Room, Utility
- 2.61 Acres included with an additional 10 available
- Large gardens. All-weather Tennis Court
- Council Tax Band G
- 5 Reception Rooms & Conservatory
- 5 Bedrooms, 3 Bathrooms
- Indoor squash/basketball court/Potential annexe
- Triple Garage & Parking, 3 Stables & Tack Room
- No upward chain. Freehold

Offers In Excess Of £975,000

## Stags Barnstaple

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@StagsProperty

## SITUATION & AMENITIES

Lower Knightacott enjoys a delightful position on the edge of the sought after village of Bratton Fleming situated in the foothills of the Exmoor National Park lying within a predominantly agricultural landscape primarily comprising pasture and arable land interspersed with an abundance of woodland and pretty river valleys. Bratton Fleming itself provides a thriving local community offering primary and pre-schooling, a village community store, together with a regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School, which lies about 5.7 miles to the South. The regional centre of Barnstaple lies about 8 miles to the West affording an extensive range of commercial, educational and recreational facilities befitting those of an important regional centre. The bustling North Devon market town of South Molton is approximately 11 miles to the South, providing a good range of local services, including shops, recreational facilities, primary and secondary schooling. To the East, Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, whilst to the west are the popular sandy beaches of Instow, Saunton Sands (also with Championship golf course), Croyde Bay, Putsborough and Woolacombe. Bratton Fleming is surrounded by picturesque North Devon countryside providing a wealth of recreational activities including walking, horse riding, cycling, fishing, hunting, shooting and golf courses at High Bullen, Barnstaple and Tiverton. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 motorway Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

## DESCRIPTION

Lower Knightacott is a large period farmhouse which presents elevations of stone and painted render, beneath a slate roof. Remarkably, the property is not listed despite the many period features still in evidence, including inglenook fireplaces, extensive exposed beams and original flagstone flooring, which sit well with 21st Century refinements. There is an emphasis on leisure with facilities which include an all weather tennis court and an attached squash/basketball court - quite a rarity- which alternatively may also offer potential for conversion to self contained accommodation for relatives or paying guests, subject to planning permission. There are other potential options as the property is being sold with equestrian facilities, including stabling and flexible acreages. The amount of garden and pasture included is 2.6 acres. However, up to a further 10 acres of level pasture (Approximately 8 acres adjoins, 2 acres are across the lane) is possibly available by separate negotiation. The vendor also owns a pair of 2 bedroom stone barn conversions (currently rented out and producing income) with separate residential consent. These are potentially available, by separate negotiation and possibly suitable to be operated, together with the main house, for multi-generational occupation or as investments. A plan showing the additional land lot options is available upon request from the selling agents.





## ACCOMMODATION

### GROUND FLOOR

Half glazed timber front doors give access to: PORCH with flagstone floor and space for coats and boots. Hallway with oak flooring, store cupboard, smoke alarm. Stairs rising to the First Floor. SITTING ROOM with wood burner, exposed ceiling beams, oak flooring, 2 radiators. 2ND RECEPTION ROOM/OFFICE with oak flooring, exposed ceiling beams, 2 radiators. WC timber flooring, wash hand basin. wc. LARDER/COLD ROOM with tiled floor. KITCHEN/BREAKFAST ROOM with flagstone flooring, custom-made oak cabinets topped by slate work surfaces, double Belfast sink with mixer tap, Electric cooker and hob, separate gas hob, space and plumbing for dishwasher. UTILITY ROOM with cupboards, slate work surface, Belfast sink with mixer tap and drainer, flagstone flooring, space and plumbing for washing machine and tumble dryer. DINING ROOM with flagstone floor. Stairs rising to First Floor. SNUG timber flooring. exposed beams, storage cupboards. Door to GAMES ROOM concrete flooring. Door to the REAR GARDEN. INDOOR SQUASH/BASKETBALL COURT A rarity! Access available directly from the property. CONSERVATORY located off the DINING ROOM and KITCHEN with timber floor, electric underfloor heating, patio doors into GARDEN.



### FIRST FLOOR

LANDING wooden flooring, radiator, store room, airing cupboard. MASTER BEDROOM fitted carpet, radiator, fitted wardrobe. ENSUITE SHOWER ROOM walk-in shower, wash hand basin, vanity unit, wc, tiled walls and floor, heated towel radiator. BEDROOM 2 timber flooring, walk-in wardrobe/store room, radiator. ENSUITE SHOWER ROOM walk-in shower, vanity unit, wash hand basin, wc, radiator. BEDROOM 3 fitted carpet, radiator, built-in wardrobe. FAMILY BATHROOM bath and separate walk-in shower, vanity unit with wash hand basin, wc, towel rail, radiator. BEDROOM 4 built in wardrobe, fitted carpet, radiator. BEDROOM 5 a dual accessible room that would suit as a walk-in wardrobe or nursery, fitted carpet, radiator.

### OUTSIDE

To the front of the property there is a five-bar gate gives access to large cobbled driveway offering parking for 6+ vehicles. TRIPLE GARAGE housing the oil fired boiler. WOOD STORE. There is a PATIO AREA, with the remainder laid to lawn with mature borders.

In the MAIN GARDEN (front and side) is the TENNIS COURT and SUMMER HOUSE.

In the REAR GARDEN is the oil tank, water treatment system, patio. There is STABLING for 3 and a TACK ROOM behind the garden.

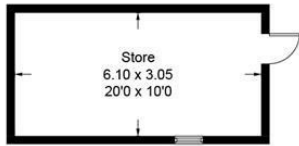
### SERVICES

Mains electricity. Private bore hole water supply. Private drainage. Oil fired central heating. Water treatment system. Bottled calor gas for the hob.

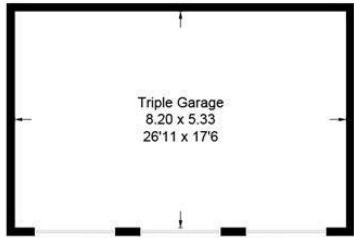
### DIRECTIONS

W3W///chairs.lots.sprinter

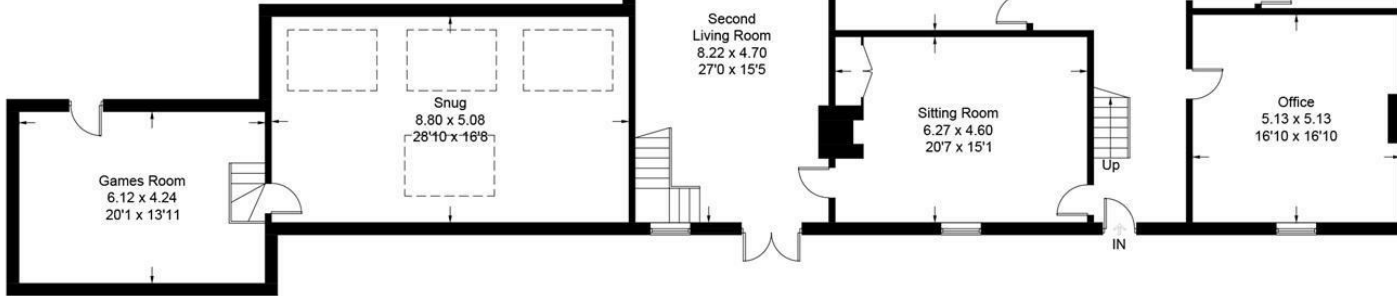
Approximate Gross Internal Area = 453.6 sq m / 4882 sq ft  
 Outbuildings = 62.5 sq m / 673 sq ft  
 Total = 516.1 sq m / 5555 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263790)



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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	



