



Guide Price £845,000

Knowlecroft and The Cottage, Knowle Village, Knowle, Budleigh Salterton, Devon, EX9 6AP





**This is an exciting and rare opportunity to purchase a spacious 4 bedroom detached family home with a separate adjacent 1 bedroom detached cottage. Both properties are held on separate title deeds.**

**Spacious Detached House  
Sitting Room/Dining Room**

**Farmhouse style Kitchen/Breakfast Room**

**Shower Room, Utility Room**

**4 Well -proportioned bedrooms, one with en-suite shower room**

**Family Bathroom with feature claw-foot bath**

**Separate adjacent detached 1 Bedroom Cottage**

**Double Glazing and Gas Central Heating to both properties**

**2 x Double Garages  
Carport and Parking for multiple cars  
Private Gardens**

**Edge of village location  
EPC's E and D**

#### **IN MORE DETAIL...**

Both Knowlecroft and The Cottage are situated on the edge of Knowle Village, occupying a slightly elevated site accessed by a shared driveway. Both properties are held on separate Title Deeds and have individual heating/hot water systems. Knowlecroft is an older style detached house with two large reception rooms, 'Farmhouse style' kitchen/breakfast room, utility room and modern shower room/WC on the ground floor. On the first floor there are four well proportioned bedrooms, one with an en-suite shower room/WC and there is also a principal bathroom which features a claw-foot bath. The Cottage offers a living room, kitchen and bathroom/WC on the ground floor. On the first floor there is a double bedroom and en-suite WC/storage area. Both properties are double glazed and have their own private garden areas. The main house also has two detached double garages and enjoys some fine views towards the golf course in the distance. The Cottage has a carport and there is ample driveway parking for several vehicles.

#### **BEAR IN MIND...**

This is an ideal opportunity to purchase a comfortable family home with potential rental income from The Cottage. Both properties are held on separate Title Deeds and therefore separate mortgages could be secured on both properties, or they could be sold separately. Knowlecroft had a new roof covering in April 2024 and a new boiler was fitted in 2021. Other recent improvements have also been made.

## LOCATION...

Knowle Village is extremely sought after and situated on the outskirts of Budleigh Salterton. There is a village hall, local public house/restaurant and a garage. Nearby bus services are available into Budleigh Salterton as well as other destinations such as Exmouth and Sidmouth. Budleigh Salterton provides an excellent range of amenities with varied shopping, restaurants, public houses, health centre and a pretty pebble beach. Sporting facilities include bowls, tennis and croquet with many clubs nearby and the renowned East Devon Golf Club. There are clubs and societies catering for a wide range of interests and the town hosts highly respected literacy and music festivals. Further amenities are available in the nearby coastal towns of Exmouth and Sidmouth. The M5 motorway (Junction 30) is about 8 miles away with the Cathedral City of Exeter about 4 miles further on. From here there is a fast train service to London, Paddington and Exeter Airport provides flights to Europe and beyond.

## KNOWLECROFT

Enclosed entrance porch: 5' 7" x 4' 1" (1.70m x 1.24m)  
Sitting Room: 18' 8" x 15' 0" (5.68m x 4.57m)  
Dining Room: 13' 10" x 12' 3" (4.22m x 3.74m)  
Shower room: 7' 1" x 5' 7" (2.16m x 1.70m)  
Kitchen/Breakfast Room: 16' 9" x 14' 11" (5.11m x 4.54m)

Utility Room: 6' 6" x 4' 6" (1.97m x 1.38m)  
Bedroom 1: 18' 9" (5.72m) narrowing to 14' 1" x 15' 1" (4.30m x 4.59m)  
En-suite Shower Room: 9' 5" x 4' 2" (2.86m x 1.27m) max measurements  
Bedroom 2: 13' 10" x 12' 2" (4.22m x 3.72m)  
Bedroom 3: 14' 11" x 10' 11" (4.55m x 3.34m) max measurements  
Bedroom 4: 11' 8" x 9' 7" (3.56m x 2.92m)  
Bathroom: 8' 10" x 5' 7" (2.70m x 1.71m)

## THE COTTAGE

Living room: 15' 3" x 12' 11" (4.66m x 3.94m)  
Kitchen: 9' 6" x 8' 6" (2.90m x 2.58m)  
Bathroom: 7' 9" x 5' 7" (2.36m x 1.70m)  
Bedroom: 11' 9" x 9' 9" (3.58m x 2.96m)  
Cloakroom/Store: 11' 0" x 9' 0" (3.36m x 2.74m)

**Double Garage:** 20' 1" (6.11m) x 17' 1" (5.21m):

**Double Garage with two single doors:** 19' 11" (6.08m) x 19' 7" (5.97m):

**TENURE** -Freehold

**COUNCIL TAX**- Band F £3,344.36

**SERVICES:** All main services are connected



**DIRECTIONS** From Exmouth proceed towards Budleigh Salterton, at the Knowle Hill roundabout continue towards Budleigh Salterton and take the first left onto the B3178. Go past the Dog & Donkey public house. Carry on up the road past Dalditch Lane. Knowlecroft can be found a little further up on the left hand side.

**WHAT3WORDS**///moving.submits.cleanser



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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

