



Pound House







# Pound House

Knowstone, South Molton, , EX36 4RY

South Molton 10 Miles. Tiverton 12 Miles. Taunton 30 Miles. M5 (Junction 27) 18 Miles.

Charming former farmhouse brimming with character set on the edge of Exmoor.

- Former Farmhouse
- Characterful features throughout
- 2174 SqFt of Flexible Accommodation
- Open-plan living space
- Attractive edge of village setting
- Multiple outdoor entertaining spaces
- Bright and spacious
- Master bedroom with ensuite
- Council Tax Band E
- Freehold

Guide Price £475,000

## Stags Tiverton

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@StagsProperty

## SITUATION

Set within the quiet Devon village of Knowstone and within walking distance of the award winning, Michelin Star restaurant 'Masons Arms, Pound House is superbly located on the edge of Exmoor. Knowstone is within easy reach of several popular villages; South Molton (12 miles), Bampton (10 miles) and Dulverton (8 miles), all offering a range of amenities including independent shops, bakeries, pubs and doctors surgery. The North Devon Link road (A361) is less than a 10 minute drive from the property. This provides easy access to the South Molton/ Barnstaple to the west and Tiverton/ M5 Junction 27 to the East.

Tiverton, an old market town, is 12 miles away and offers a wide range of amenities; supermarkets, retail shops, banks/building societies, fitness centers, restaurants, dentists, doctors, veterinarians, a district hospital and 18-hole golf course. There are schools for all ages, including the independent Blundell's School which offers discounts to local students. Tiverton Parkway train station lies alongside the M5 Junction 27, and provides easy access to London Paddington within approximately 2 hours. Both Exeter and Bristol airport are within easy driving distance; 40 minutes and 1 hour 30 minutes respectively.

## DESCRIPTION

A delightful cream rendered former farmhouse with charming country gardens offering flexible accommodation with two/three reception rooms and four/five bedrooms depending on the owners requirements.

## ACCOMMODATION

The open plan sitting/dining/family room is a stunning attribute of the property, featuring exposed beams throughout, hardwood flooring, inglenook fireplace and large wood burner. Natural light flows in through the cottage windows and French doors leading to the gravelled seating area within the attached garden.

To the rear of the property is the dual aspect kitchen with stone flooring and French doors leading to the central courtyard. With space for informal dining, the kitchen also benefiting from wall and base units, integrated double oven, four ring gas hob and extractor fan, with space for fridge/freezer and plumbing for dishwasher and washing machine.

Off the entrance hall can be found an additional reception room with built in cupboards, offering a flexible space. Currently used as dual purpose room, primarily as a study with the option of a further bedroom when required. A downstairs washroom, comprising of wash basin and WC, can also be found off the entrance hall.

The corner staircase lead to the spacious first floor landing with windows overlooking the garden. The master bedroom is a spacious space featuring built in wardrobes, dual aspect and ensuite comprising of bath with shower over, wash basin and WC. Bedroom two is similarly spacious, whilst bedroom three and four are the smaller double rooms. The family bathroom is accessed from the landing and comprises of bath with shower over, wash basin and WC.





## OUTSIDE

A gated access point to the western side of the property, bordered with mature hedging, gives access to a lean to storage shed, along with the charming paved courtyard, a delightful suntrap for alfresco dining, edged with raised flowerbed.

Located to the East of the property is an enjoyable gravelled seating area. Stone steps lead up to a gently sloping area of laid lawn with mature plants and shrubs, with a further elevated seating area to relish in the sun and appreciate the views.

Across the road is a further area of fenced garden, laid to lawn with paved seating area and vegetable patch. This portion of garden has dual access points; stone steps leading up to a pedestrian gate or via a wooden five bar gate enabling vehicular access .

Parking for multiple vehicles is available to the front of the property

## SERVICES

Mains electricity and water. Private drainage via shared septic tank. LPG central heating. Ofcom predicted broadband services - Standard: Download 1Mbps, Upload 0.1Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps  
Ofcom predicted mobile coverage for voice and data: Internal - EE (Limited) & Three (Limited). External - EE, Three, O2 and Vodafone.  
Local Authority: North Devon Council. Knowstone Conservation Area.

## VIEWINGS

Strictly by appointment only through the agents, Stags.

## 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 left. Take the second left, a 'No Through Road', where the property can be found on the right hand side.



Approximate Gross Internal Area = 202.0 sq m / 2174 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1083965)



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		38	53
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



