

Beeches, Knowstone, South Molton

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Beeches, Knowstone South Molton, EX36 4SB

A contemporary four bedroom barn conversion with two glamping pods, equestrian facilities and outbuildings, set in approximately 2.6 acres with far reaching countryside views

Tiverton 10.2 miles, South Molton 10.5 miles, M5 (Jct 27) 15.5 miles, Tiverton Parkway mainline station 16.8 miles, Exeter Airport 31 miles

Reception hall | Open-plan living space with sitting area, dining area and kitchen | Family room | Office | Utility | Principal bedroom with dressing area & en suite shower room
Three further bedrooms, one en suite | Family bathroom | Two glamping pods with kitchenette, breakfast bar, one bedroom & shower room
Stables | Gardens | Paddocks Approximately 6.2 acres | EPC rating D

The property

Beeches is a striking barn conversion providing beautifully presented and stylish accommodation extending to just under 2,600 sq ft. The property benefits from two fully equipped glamping pods providing income potential as well as benefiting from equestrian facilities and outbuildings. Beeches enjoys a plot of approximately 2.6 acres with exceptional far-reaching views towards Exmoor National Park.

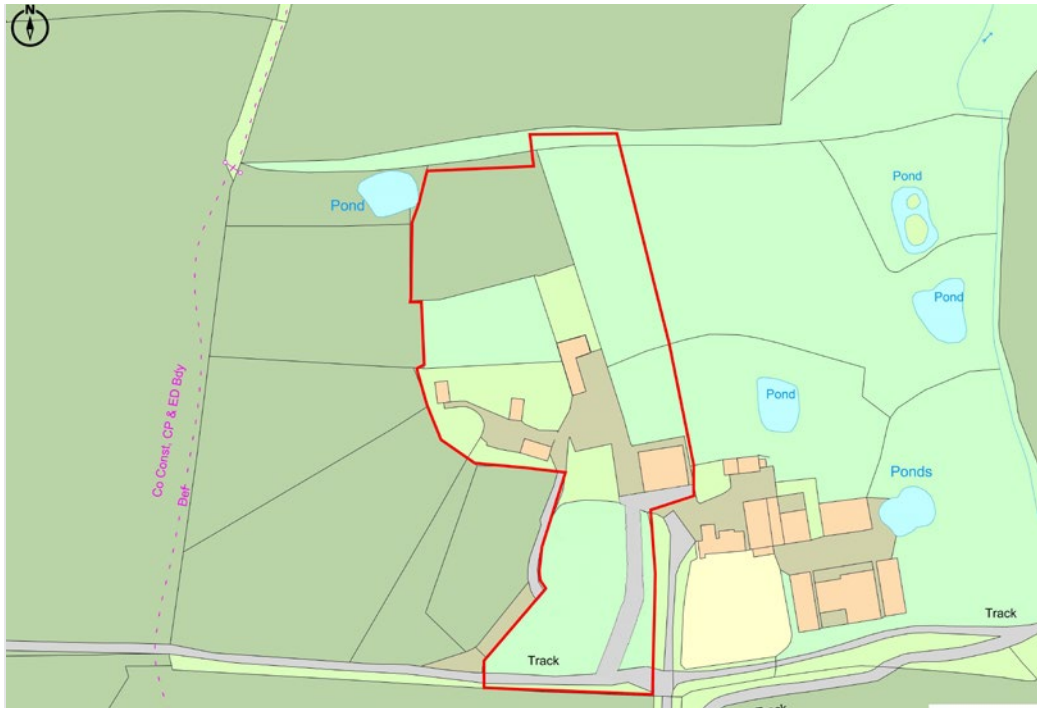
The main reception room and entertaining space is the impressive 43ft open-plan sitting area, dining area and kitchen, which has a double-height ceiling with a galleried landing above, skylights and a dual aspect allowing for a wealth of natural light. There is wooden flooring throughout and two bi-folding doors that open onto the garden and a terraced area providing ideal space for al fresco dining and entertaining. The kitchen is fitted with contemporary units in black and has a large breakfast bar and integrated appliances including a range cooker. The adjoining utility provides further space for storage and appliances. Also on the ground floor is a separate family room with bi-fold doors that open onto the garden as well as a useful office. The ground floor accommodation is completed by a double bedroom with an en suite shower room.

Upstairs there are a further three double bedrooms, including the principal bedroom which has a Juliet balcony, a dressing area and en suite shower room. The first floor also has a family bathroom with a double vanity and a roll top bath tub.

Outside

Beeches occupies an idyllic position surrounded by its grounds of approximately 2.6 acres. The property has a large rear garden with an area of timber decking and a lawn, bordered by post and rail fencing with the surrounding grounds including paddocks and pasture providing ideal space for exercising horses or for grazing livestock. The property benefits from two glamping pods which each have a kitchenette with a breakfast bar, one double bedroom and a shower room. The glamping pods have their own parking space as well as their own private gardens and hot tubs with uninterrupted views over the countryside beyond. The property also provides excellent equestrian facilities with a stables block and tack room and an all-weather paddock.

























Location

Beeches is set in a secluded rural position between the Devon towns of Tiverton and South Molton set amidst breathtaking countryside. There are local facilities in the surrounding villages, including a local shop and a primary school in Rackenford three miles away while South Molton provides further facilities, including range of shops, a large supermarket, a community hospital and primary and secondary schooling. A further choice of shops and large supermarkets, as well as leisure facilities, can be found in bustling town of Tiverton nine miles away. For those enjoying walking, cycling, riding and outdoor country and equestrian pursuits Exmoor National Park, the surrounding countryside and the stunning North Devon coastline provide superb recreational opportunities.

Communication links are excellent with the A361 North Devon link road providing fast connections to Exeter and to the M5 motorway at Tiverton providing onward links to the A38 and the A30. There are regular rail services to London Paddington from Tiverton Parkway, taking as little as 2 hours.







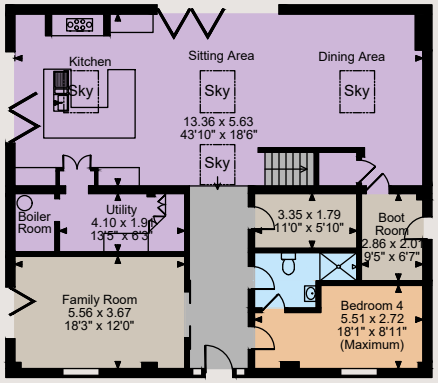




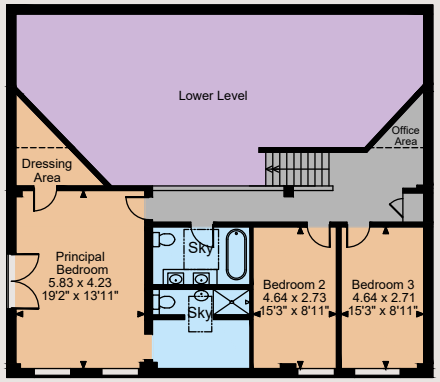




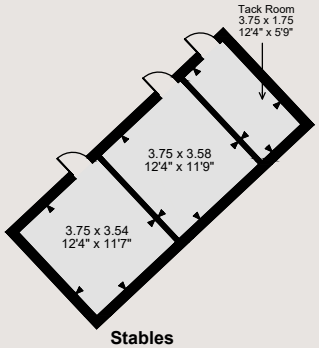
Floorplans
Main House internal area 2,598 sq ft (241 sq m)
Cottages internal area 458 sq ft (43 sq m)
Stables internal area 370 sq ft (34 sq m)
Barn internal area 883 sq ft (82 sq m)
Total internal area 4,309 sq ft (400 sq m)
For identification purposes only.



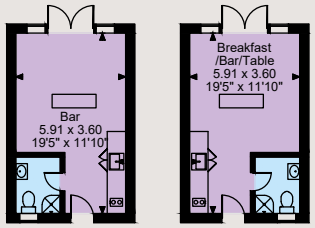
Ground Floor



First Floor

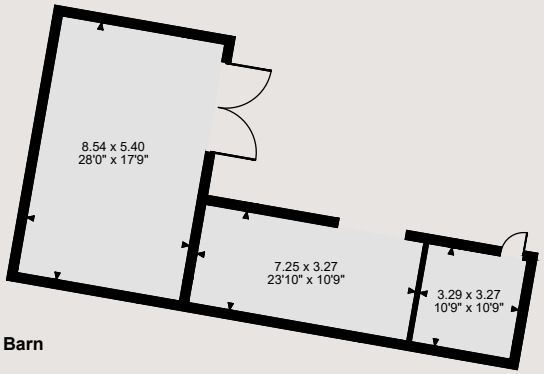


Stables



Cottage 1

Cottage 2



Barn

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Directions
What3Words///looks.moisture.beaten brings you to the property's driveway.

General
Local Authority: Mid Devon District Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating. Fibre to premises broadband (over 500mbps)
Council Tax: Band F
Right of Way: The neighbouring property has a right of access over the driveway.
Mobile coverage/broadband: Information can be found here https://checker.ofcom.org.uk/en-gb/mobile-coverage
Tenure: Freehold
Guide Price: £950,000

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