

LOWER KNIGHTACOTT

KNIGHTACOTT • BRATTON FLEMING • BARNSTAPLE • DEVON



JACKSON-STOPS





LOWER KNIGHTACOTT
KNIGHTACOTT, BRATTON FLEMING, BARNSTAPLE, DEVON, EX31 4SF

A SUBSTANTIAL NON-LISTED PERIOD
FARMHOUSE WITH TWO COTTAGES, TENNIS
COURT & STABLES, SET BEAUTIFULLY IN
GROUNDS OF 5.7 ACRES.



DISTANCES

BRATTON FLEMING - 1 MILE

EXMOOR - 4 MILES

BARNSTAPLE - 8.5 MILES

COMBE MARTIN BEACH - 9.5 MILES

WOOLACOMBE BEACH - 17 MILES

M5 MOTORWAY - 36 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Substantial detached period farmhouse
- Tranquil rural location close to Exmoor
- Five reception rooms
- Five bedrooms
- Three bathrooms
- Two stone cottages suitable for a variety of uses
- Delightful level and private gardens
- Tennis Court
- Indoor squash court
- Potential dual family occupation
- About 5.7 acres in total
- Stables & tack room
- No onward chain

COMMUNICATIONS

The area is well connected, with access via Junction 27 of the M5 Motorway and the A361 North Devon Link Road, which links seamlessly with the A39 Atlantic Highway. The nearest railway station is located in Barnstaple, providing connections to Exeter, where regular mainline services to London Paddington take approximately just over two hours. Alternatively, Tiverton Parkway railway station and Junction 27 of the M5 Motorway are both reachable within around a 50-minute drive.

LOCATION

Nestled within a peaceful hamlet on the edge of the highly sought-after village of Bratton Fleming, this beautiful and versatile period home enjoys an enviable setting surrounded by glorious North Devon countryside. The village itself lies approximately one mile away and benefits from a thriving local community, offering primary and pre-school education, a community village shop, and regular bus services to Barnstaple and Lynton.

Just four miles away lies Exmoor National Park, celebrated for its breath-taking landscapes of rolling moorland, wooded valleys and meandering rivers, all leading to the dramatic cliffs and coastline of North Devon. The area offers exceptional opportunities for outdoor pursuits, including walking, horse riding and fishing.

The stunning North Devon coastline is also easily accessible and, in April 2022, was recognised as the UK's first World Surfing Reserve and the only cold-water reserve of its kind in the world. A variety of renowned beaches are within easy reach, including the award-winning sands at Woolacombe, approximately 17 miles away, and the pretty shingle cove at Combe Martin, around 9.5 miles distant. The picturesque coastal village of Watermouth is also within a 30-minute drive, offering a charming harbour and seasonal waterfront café.

The regional centre of Barnstaple is conveniently close by, providing an extensive range of business, commercial, leisure and shopping facilities, whilst the A361 North Devon Link Road offers excellent transport connections further afield.

THE PROPERTY

This is a rare opportunity to acquire a substantial and characterful period farmhouse, unlisted and set within a stunningly peaceful rural location, whilst still enjoying convenient access to Exmoor National Park, an excellent range of local amenities, and the breath-taking North Devon coastline.

The property offers spacious and highly versatile accommodation, ideally suited to a variety of lifestyles, including dual-family occupation, multi-generational living, or a home with income potential. Rich in charm and period character, the house features an abundance of original details including impressive inglenook fireplaces, exposed timber and stonework, and attractive slate flooring throughout. The well-proportioned accommodation comprises five reception rooms, a generous family kitchen/breakfast room, conservatory, five bedrooms, and three bathrooms.





A particularly unique feature of the property is the adjoining barn, which has been converted into an indoor squash court with adjoining storerooms, offering excellent recreational or alternative use potential, subject to any necessary consents. The layout of the main residence also lends itself well to the creation of self-contained accommodation for multi-generational living, subject to planning permission where required.

To the rear of the property are two charming stone and slate cottages, each providing two-bedroom accommodation and offering excellent flexibility for guest accommodation, holiday letting, or ancillary income. The cottages are currently let on assured shorthold tenancies.

The delightful gardens and grounds surrounding the property enjoy a high degree of privacy and a sunny aspect, featuring an attractive cobbled courtyard, a terrace ideal for al fresco dining, and a tennis court with accompanying summerhouse/pavilion. Beyond the gardens are stables, a tack room, and level paddocks, making the property equally appealing for equestrian or smallholding interests. In total, the property extends to approximately 5.7 acres.

Properties of this calibre, character and versatility rarely become available on the open market, and an internal inspection is highly recommended to fully appreciate all that this exceptional home has to offer. The property is available with no onward chain.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Double doors lead to:

Entrance Porch – Exposed stonework. Front door leads to:

Entrance Hall – Stairs rise to the first floor landing. Beamed ceiling.

Wooden panelling.

Study – Window to the front elevation overlooking the gardens. Gas coal-effect fire with cast iron insert and timber mantel over. Beamed ceiling.

Sitting Room – Window overlooking the front gardens. Inglenook fireplace with a wood-burning stove on a stone hearth. Beamed ceiling. Exposed stonework. Access to the family room.

Cloakroom – Comprising low level WC and a vanity wash hand basin. Chrome heated towel rail.

Pantry – A dual aspect room with slate shelves and a tiled floor.

Snug – Window overlooking the gardens. Exposed stonework.

Kitchen/Dining Room – A superb family orientated room with slate flooring, exposed stonework, beamed ceiling and an inglenook fireplace housing a range-style cooker. The kitchen has a range of matching wall and base units with a double Belfast sink set into slate work surfaces and space for a fridge and microwave. Window to the rear elevation and access to the conservatory and family room.

Utility Room – Access to the rear garden. Further range of matching wall and base units with a Belfast sink. Slate flooring. Space and plumbing for a washing machine and tumble dryer.

Conservatory – Overlooking the rear garden with French doors giving access.

Family Room – Double doors lead to the front elevation. Slate flooring. Vaulted ceiling with exposed beams. Inglenook fireplace with a woodburning stove. Stairs lead to:

Games Room – Vaulted ceiling with exposed beams with Velux windows. Exposed stonework and storage cupboards. A door gives access to:

Store Room – Steps lead down to a further store room and gives access to the Squash Court

First Floor Landing – Window to the rear elevation. Hatch access to loft space. Door gives access to a storage room. Airing cupboard.

Bedroom 2 – Window to the front elevation overlooking the gardens. Walk-in wardrobe.

En-Suite – Comprising low level WC, vanity wash hand basin and a shower cubicle. Obscure window to the rear elevation.

Bedroom 3 – Two windows overlooking the gardens. Wardrobe.

Bedroom 1 – Window to the front elevation overlooking the gardens. Wardrobe.

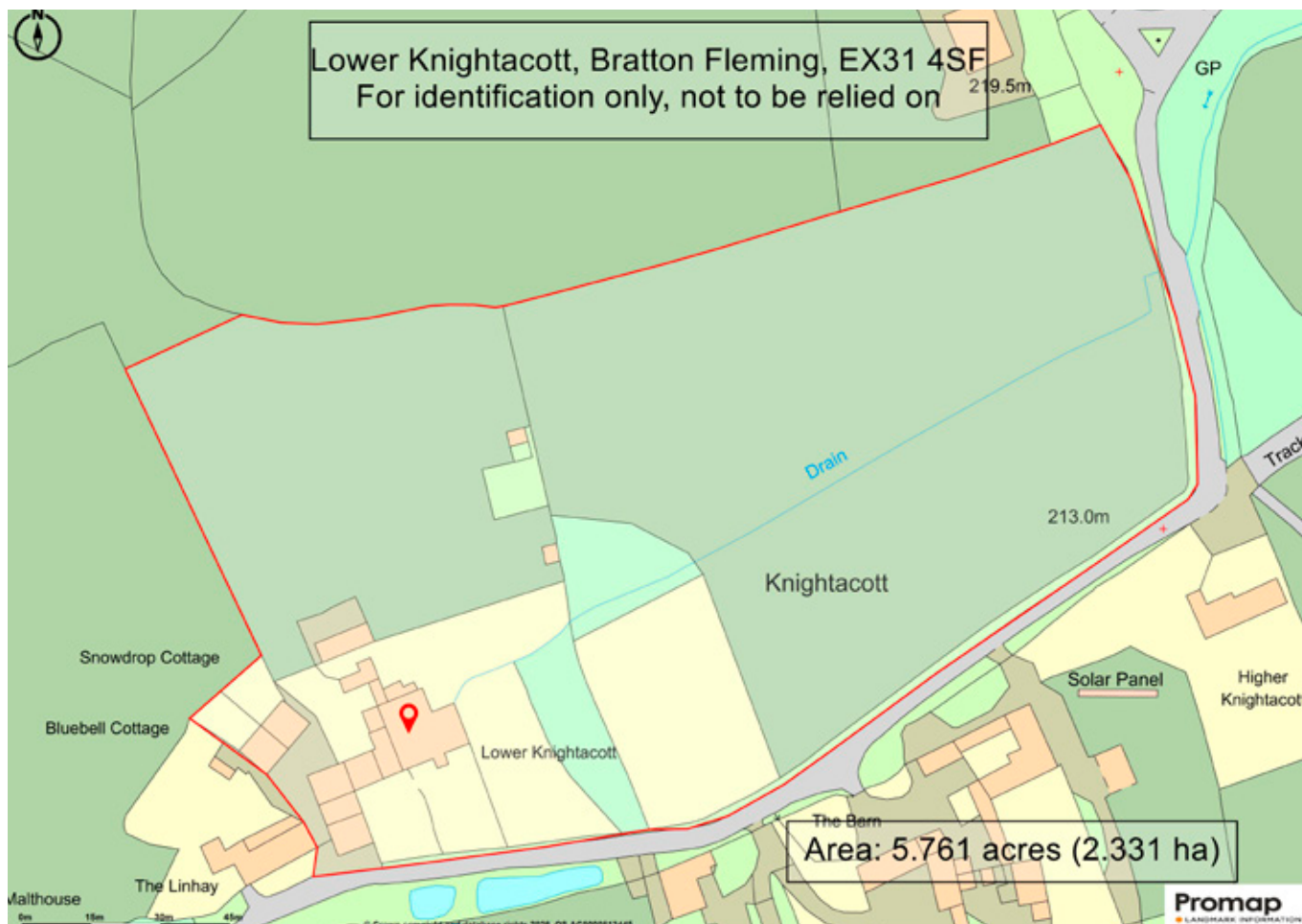
En-Suite – Comprising low level WC, vanity wash hand basin with a glass basin and a shower cubicle. Obscure window to the side elevation. Chrome heated towel rail.

Bathroom – Comprising low level WC, vanity wash hand basin, shower cubicle and a bath. Obscure window to the side elevation.

Bedroom 5 – Window to the side elevation enjoying countryside views. Interconnecting door to:

Bedroom 4 – Window to the side elevation with countryside views. Velux window. Built-in storage.





OUTSIDE

The property is approached via a five-bar gate opening onto an attractive cobbled courtyard, providing ample off-road parking and access to:

Triple Garage – fitted with three metal up-and-over doors.

To the left of the courtyard, a substantial stone barn has been converted to provide an impressive indoor squash court together with a two-storey wood store/workshop.

The gardens to the front of the house are beautifully private and enjoy a sunny south-facing aspect. Adjacent to the property is a generous terrace, ideal for outdoor entertaining, which adjoins well-maintained lawns bordered by mature trees, shrubs and established planting. The gardens continue around the house with additional lawned areas, whilst a delightful wooded pathway leads through to the tennis court and summerhouse/pavilion.

A further five-bar gate provides access to the land and paddocks situated to the rear of the property.

The rear garden has been thoughtfully designed for ease of maintenance, with extensive patio areas perfectly suited to al fresco dining and entertaining. There is also a useful single-storey stone and slate outbuilding providing additional storage and housing the water filtration system. Beyond this are the paddocks together with stabling for three horses and an adjoining tack room.

To the left of the main entrance, a separate driveway leads to the rear of the property and the cottages, where additional off-road parking is available for guests or occupants.

In total the property benefits from about 5.7 acres.



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TOTAL APPROX. FLOOR AREA

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

PROPERTY INFORMATION

Services Mains electricity. Private water (borehole). Private drainage. Oil fired central heating.

Local Authority North Devon District Council – 01271 327711.

Contents, Fixtures and Fittings Only those mentioned within this brochure are included in the sale. All others, such as light fittings, mirrors, garden ornaments etc are specifically excluded, but may be available by separate negotiation.

What3Words: ///chairs.lots.sprinter

EPC Rating: F

Directions From our office in Barnstaple, with the office on your left-hand side, follow the road around to the left and continue up Bear Street to the traffic lights. Proceed straight across onto the unclassified road signposted towards Goodleigh and Bratton Fleming.

Continue along this road into Bratton Fleming and, upon entering the village, take the third left-hand turning into Station Road. Follow the road past the primary school on the right-hand side until reaching the fork at Buttonhill Cross, where you should bear right.

Continue along this country lane for approximately 0.9 miles, whereupon the property will be found on the left-hand side, clearly identified by a nameplate and For Sale board.

Viewing By appointment with Jackson-Stops, North Devon on 01271 325153.

For sale by private treaty with vacant possession upon completion.

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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