



Crawford Cottage & The Studio



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Heddon Mill, Knowle, Braunton, Devon, EX33 1HS

The drive is adjacent to the Tarka Trail. Braunton, Ilfracombe & Woolacombe - all about 10 minutes. Exmoor - 20 minutes

Home & Income Opportunity - A charming detached character cottage with self contained annexe & a separate detached holiday cottage with views into the valley below

- 4 Bed Detached Cottage & 2 Bed Holiday Cottage
- 1 Bed Annexe Used For Airbnb
- Allocated Parking & Turning
- Great Potential For Variety Of Uses
- Council Tax Band E & Business Rated
- Main House with 4 Beds & 2 Baths
- Delightful 2 Bedroom Holiday Cottage
- Mature Gardens
- No Onward Chain
- Freehold

Guide Price £749,000

SITUATION & AMENITIES

The property is set within its own grounds and enjoys delightful views into the valley below, just above the Tarka Trail and close to the village of Knowle. Knowle is situated 1.5 miles North of Braunton, and has a garage with small convenience store, and has a regular bus service giving access to Braunton, Barnstaple and in the other direction to Ilfracombe. Braunton offers a good range of amenities, including local shops, supermarkets, library, medical centre, primary and secondary schooling, a good range of public houses and restaurants. Braunton is also the gateway to the glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe, and for golfers, there is the Saunton Golf Course which offers a Championship course. There are numerous opportunities for walking and cycling in the area and the South West Coast Footpath provides easy access to famous landmarks such as Baggly Point and Morte Point. A little further afield the historic town of Barnstaple offers the area's main business, commercial, leisure and shopping centre, as well as Pannier Market, live theatre, cinema and District Hospital. The beauty of Exmoor National Park can be reached in less than half an hour. The area is well served by excellent state and private schools, including the reputable West Buckland School. From Barnstaple there is access to the North Devon Link Road (A361) which leads to Jct.27 of the M5.



DESCRIPTION

Situated just above the Tarka Trail and accessed off a no through country lane, this charming and detached period cottage offers four bedrooms and two bathrooms as well as a separate, two bedroom holiday cottage. The main house - Crawford Cottage - has also been divided to provide a one bedroom apartment, suitable for Airbnb which together with the two bedroom holiday cottage, The Studio, brings in circa £30,000 per annum. The elevated setting provides glorious countryside views with private grounds to the rear and terracing to the front and rear. The private driveway also provides parking for each dwelling.

THE STUDIO

The two bedroom 'Studio' sits to one side of Crawford Cottage, with parking for both dwellings set out in between. Double doors open into a spacious and open plan living space with a vaulted ceiling and kitchen area to the rear. A separate bathroom is also situated to the rear, with bedroom 1 is downstairs and bedroom 2 upstairs on the mezzanine level. There is a garden area to the front offering space to sit out and relax.

CRAWFORD COTTAGE

Crawford Cottage has been owned by the same family for the last 34 years or so and they have loved every minute of it. Both entities sit on the same title but we are advised they can be split (subject to the necessary consent) should someone so wish. Crawford Cottage has residential status whilst The Studio next door is holiday restricted allowing year long use but with a 28-day occupancy sub clause. Internally the cottage offers an open plan living/dining room with a beamed ceiling, wood burner and stairs to the first floor. A galley kitchen sits to the right hand side with a separate utility area to the rear and external stairs up to the annexe. Upstairs, there are three bedrooms to the front, one bedroom to the rear and two bathrooms. The rear bedroom (bedroom 4) also has access to a living room/kitchenette with doors opening onto a terrace. This is the portion currently used as 1 bedroom annexe, which is successfully let out via Airbnb.

OUTSIDE

Both cottages sit on an elevated plot with countryside views and access onto The Tarka Trail below. There are terraces to the front and side with sloping lawned gardens to the rear. The gardens are well stocked with areas set aside for growing fruit and vegetables whilst several connecting ponds line the driveway as you approach. There is a separate area woodland - also owned by the vendor - and available via separate negotiation.

SERVICES

Private drainage.
Private water supply.
Mains electricity.
Solid fuel Rayburn (requiring updating).

DIRECTIONS

From Barnstaple continue on the A361 Braunton Road, continuing through the village of Braunton and following the signs for Ilfracombe. Continue through the village of Knowle for approximately half a mile, then bear left signposted Nethercott. Continue over the small stone bridge and turn right along the bridleway at the Stags board and vendors signage. The property is the second property along the track (1/3 of a mile) with another agent board and vendor signage visible.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	49
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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