



# LANGREY KNAPP

NORTHLEIGH, COLYTON, DEVON, EX24 6BP







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Northleigh 0.5 miles, Honiton 3 miles, Colyton 4.5 miles, Exeter 20 miles, (M5 junction 28 14 miles)  
(All distances are approximate)

Panoramic views of the rolling hills of the Coly Valley

## Accommodation summary

Entrance hall • Hallway • Study • Living room • Cloakroom • Dining room • Conservatory • Kitchen/breakfast room • Utility

Master bedroom with en suite bathroom • Guest bedroom with en suite shower room • 3 further double bedrooms • Family bathroom

Integral garage • Stable building • Driveway • EPC - D



## SITUATION

Langrey Knapp is located in an Area of Outstanding Natural Beauty and enjoys outstanding views across the valley. Half a mile away is the small village of Northleigh with a parish Church and village hall. The property is well located, being within easy reach of the Jurassic Coastline and communication links to Exeter and London, whilst also being surrounded by some of the UK's most beautiful and unspoilt countryside.

Colyton has a range of local amenities suitable for everyday needs and also the Colyton Grammar School, rated by OFSTED as outstanding. There are numerous well regarded primary and secondary schools in the area, as well as Blundell's at Tiverton, Exeter School and The Maynard at Exeter and Kings and Queens at Taunton.

Honiton has an extensive range of shopping and leisure facilities and a weekly market on a Thursday. Axminster to the east also has an excellent range of local amenities, including The River Cottage Canteen and Deli, whilst Lyme Regis to the south east has a number of pubs and restaurants, including HIX Oyster & Fish House.

The A30 can be reached at Honiton, offering dual carriageway links to the M5 at Exeter, or A303 at Ilminster. There are regular train services to London Waterloo from Honiton and Axminster and Exeter International Airport has daily flights to London City Airport, as well as a wide selection of UK and international destinations.





## DESCRIPTION

Langrey Knapp is a wonderfully proportioned property of over 4300 sq ft. Remodelled by the current owners, the property enjoys 360 degree countryside views and is immaculately presented. The generously sized reception rooms interlink with double doors and the dining room has bi-fold doors opening to a wonderful conservatory offering panoramic views. The kitchen / breakfast room has oak units, built in appliances and granite worktops. There is also a utility room, cloakroom and study. On the first floor are five generously proportioned bedrooms, two having en suites, and a family bathroom. The impressive master bedroom has built in wardrobes, a balcony overlooking the gardens and the en suite has a full size bath and separate shower.

## GARDENS AND GROUNDS

Set in just over an acre Langrey Knapp is surrounded by its gardens and grounds. The property is approached over a paved driveway leading to an integral double garage and ample parking. The garden is predominately laid to lawn with a large terrace providing a fantastic entertaining space from which to enjoy the splendid panoramic views. There is a stable building and greenhouse, shed and wood store as well as productive orchard.

## SERVICES

Mains electric and water. Private drainage.  
Oil fired central heating. LPG for kitchen hob.  
Solar panels supplement the hot water.





## OUTGOINGS

East Devon District Council, 01395 516551.  
Council Tax band G.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## DIRECTIONS

From Honiton High Street, before Lloyds Bank, turn left onto New Street and follow this up under the train bridge to the mini roundabout by the church. At the mini roundabout, turn left and then immediately right following the road past the golf course on the right. After about half a mile, turn right to Farway & Northleigh and continue for about 1.5 miles. Langrey Knapp will be on your right hand side.

## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

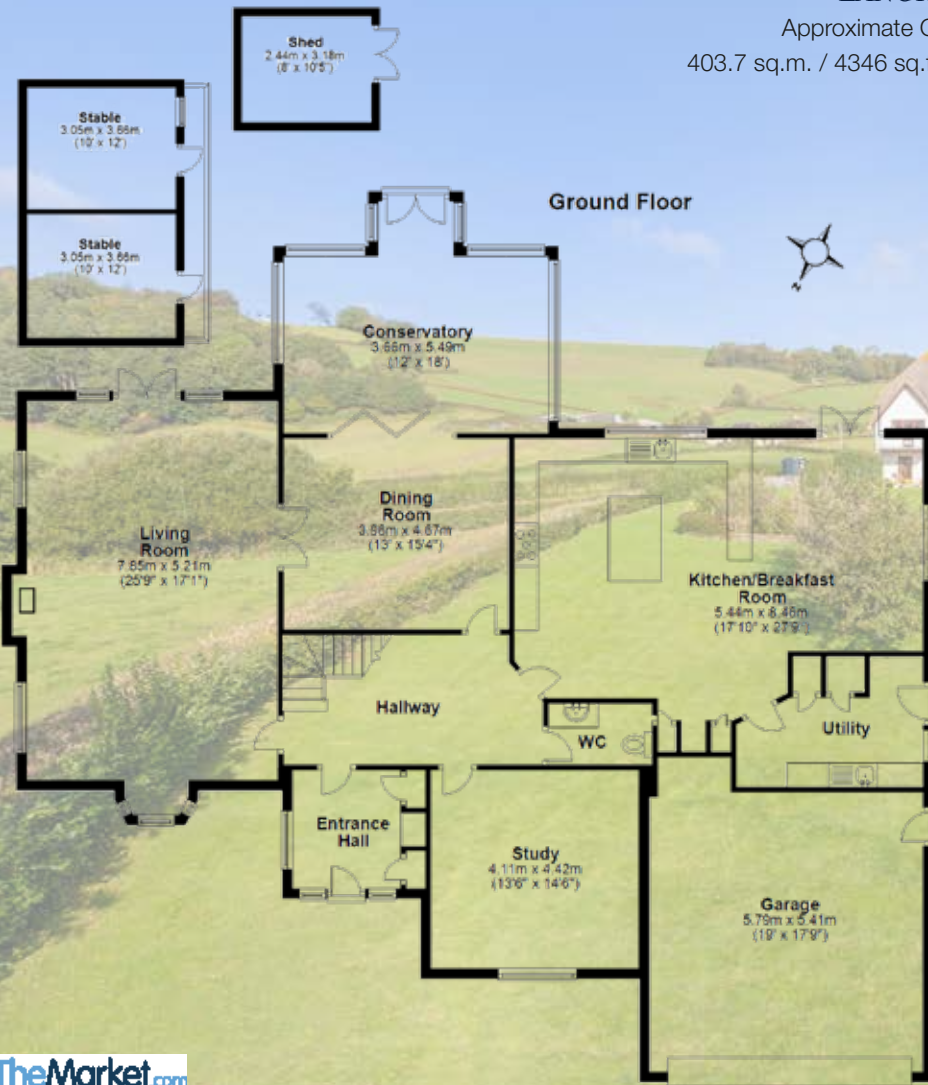


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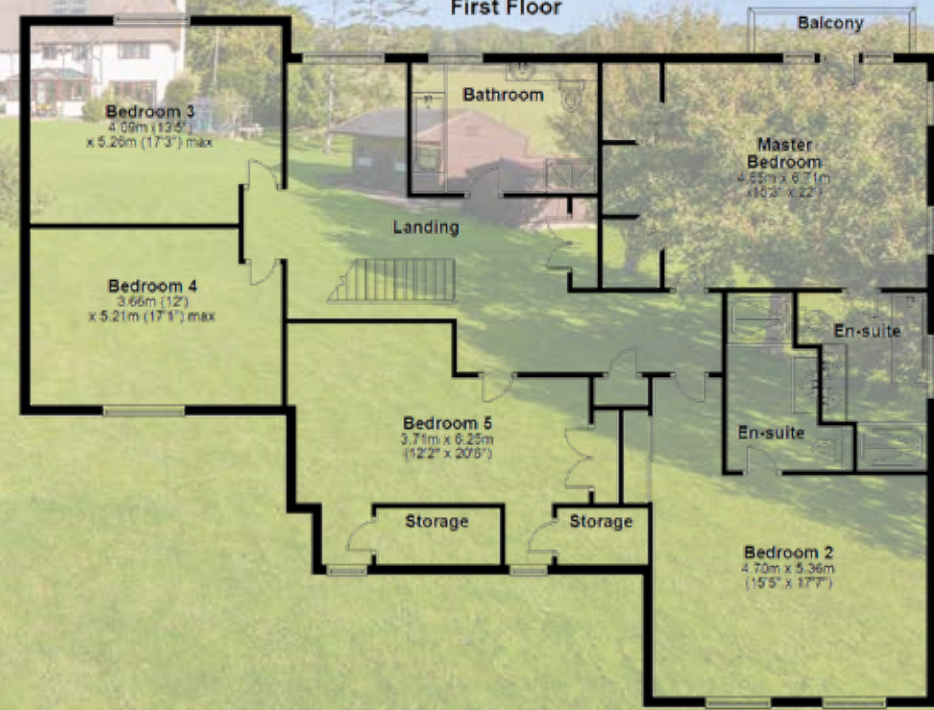
Approximate Gross Internal Area:  
403.7 sq.m. / 4346 sq.ft. (including Double Garage)

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>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Ground Floor



### First Floor



### IMPORTANT NOTICE:

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### SAVILLS EXETER

Sterling Court,  
17 Dix's Field,  
Exeter, EX1 1QA  
01392 455 755  
exeter@savills.com

