



A charming and elegant Grade II listed detached family home in the heart of the popular market town of Kingsbridge*

Knowle House, Fore Street, Kingsbridge, Devon, TQ7 1AL

Offers over £1,250,000

savills

•Glorious town house

- *Exquisite interior design and decor*
- *Central location* • *Ample parking*
- *Two further three-bedroom cottages available by separate negotiation*

Local Information

Kingsbridge is a thriving, sought after market town in the heart of the South Hams at the head of the Kingsbridge and Salcombe Estuary. It offers a wonderful range of independent shops, restaurants, pubs and cafés, in addition to a cinema, a leisure centre, a medical centre and 2 supermarkets. The town offers both primary and secondary education with the highly respected secondary school Kingsbridge Community College (KCC), which has been rated as outstanding by Ofsted. The South Hams is renowned for its glorious rolling countryside, estuaries, hidden coves and sandy beaches, and the popular surfing beach at Bantham is about 5 miles distant. There are coastal and countryside walks in abundance and the popular sailing towns of Dartmouth and Salcombe are nearby (12 miles and 6 miles respectively).

About this property

Knowle House is an impressive and elegant Grade II* listed home dating back to the 17th Century. It has been lovingly restored and refurbished throughout by the current owners and as a result, now offers superb accommodation designed with family living in mind.

The flexible accommodation is arranged over three floors, and is typical of its period with high ceilings, shuttered sash windows, window seats and generous proportions.

The ground floor offers two entrances, one into the main entrance hall with its beautiful staircase and wide hallway, the other from the courtyard and parking area. Both lead to the ground floor reception rooms as well as a large boot room, a laundry / utility, a study and a cloakroom. The wow factor could be attributed to any number of the principle rooms within the house, however the kitchen/dining room is possibly the jewel in the crown. This wonderful kitchen really is the epitome of family living with its central island, gas AGA and walk in pantry. At one end is a relaxed seating area with feature fireplace with inset wood burning stove whilst at the other, the stunning conservatory provides access to the terrace and garden. The south facing dining room with double doors into the cosy living room is full of character with flagstone floor, feature fireplace and stunning semi-circular bay window, while a French door from the living room leads to the terrace and garden.





Stairs rise from the main entrance hall to a galleried landing which leads to a stunning principal bedroom with en suite, Jack and Jill bathroom with large, walk-in shower and freestanding bath. Also on the first floor are a further two double bedrooms, one of which is en suite, a single bedroom and a family bathroom. The second floor offers a further four double bedrooms, two of which are en suite and a bathroom.

Knowle House is approached through a beautiful pillared entrance which in turn leads to a gravelled driveway with ample parking for numerous cars. Situated to the south of the house is full width paved terrace and garden which is largely laid to lawn and provides the perfect spot for al fresco dining.

Available by separate negotiation are a further two, three bedroom cottages;

The Coach House - Offering accommodation arranged over two floors with an open plan and well-equipped kitchen / dining room on the ground floor as well as a sitting room, study and conservatory. The first floor offers three double bedrooms, one of which is en suite and a family bathroom.

The Stables - Arranged on one level, the open plan kitchen / sitting / dining room is a delight with vaulted ceilings and exposed beams, this is the perfect space for entertaining. There are two double bedrooms, one of which is en suite, a single bedroom and a family bathroom.

Directions

Proceed from Kingsbridge town centre up Fore Street passing Kingsbridge Museum on your left. The entrance to Knowle House will be found 100 yards further up on the right hand side.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams.
Telephone: 01548 800462









Knowle House, Fore Street, Kingsbridge, Devon, TQ7 1AL

Gross Internal Area 5999 sq ft

Services – Mains water, drainage, electricity and gas

Local Authority - South Hams District Council, Totnes

Tenure - Freehold

Energy Performance Certificate – EPC Exempt



savills

savills.co.uk

Sarah-Jane Bingham-Chick

South Hams

01548 800 462

sjchick@savills.com



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220606AMHA

