



Offers In The Region Of £490,000

3 Bedroom Character Property for sale

The Smiths House East Knowstone, South Molton



EweMove
SALES AND LETTINGS



Overview

Nestled in the tranquil and picturesque hamlet of East Knowstone, The Smith's House presents an exceptional opportunity to own a beautifully renovated character cottage that once served as the village blacksmith's residence.

Brimming with history and seamlessly blending period charm with contemporary convenience, this outstanding property spans a generous 1,929 sq ft, complete with versatile outbuildings primed for development.



Key Features

- DEVON CHARACTER COTTAGE - c1740
- 3 LARGE BEDROOMS
- THE OLD BLACKSMITHS RESIDENCE
- HAND CRAFTED KITCHEN
- INGLENOK FIREPLACE
- SOUTH FACING COTTAGE GARDEN
- GROUND FLOOR EXTENSION 2018
- BUSINESS OPPORTUNITY
- WHAT3WORDS///sketch.nooks.completed









Welcome to The Smith's House, a beautifully-renovated Devon character cottage steeped in history and charm. Dating back to circa 1740, this former blacksmith's residence offers the perfect blend of period features and contemporary convenience, nestling in the picturesque hamlet of East Knowstone on the edge of Knowstone Moor, between South Molton and Tiverton.

Occupying a generous footprint of 1,192 sq ft, the main home boasts three spacious double bedrooms, including a master with its own dressing area and countryside views from both principal bedrooms. The family bathroom is notably large and fitted with both a bath and a separate shower, complemented by an additional contemporary wet room, part of the bright ground-floor extension completed in 2018.

The living spaces exude warmth and character-you'll discover an open plan lounge and dining room ideal for entertaining, complete with original beams and an impressive inglenook fireplace where a wood-burning stove promises cosy evenings. Period details abound, such as a tiled floor, an original bread oven, and a rear entrance boot room featuring traditional barn doors.

The bespoke, hand-crafted kitchen is a focal point of the home. Nestling under the exposed oak beam, the oil-fired Stanley range provides heating and hot water, alongside a multi-burner hob for modern cooking needs. Stepping down from the kitchen, you enter the inviting lounge and dining area, making this a perfect hub for gatherings.

Utility needs are well catered for with thoughtfully designed carpentry complementing the kitchen, while the 2018 extension brings an airy entrance hall, double bedroom (or home office), and luxury wet room, all suffused with light from large Velux windows over oak-effect floors.

Beyond the main home lies approximately 737 sq ft of flexible outbuildings, originally the blacksmith's and wheelwright's business premises. The original forge currently extends into the garden, creating a studio/garden room. The remainder of the building, once the wheelwright's workshop, now serves as a workshop and store. This additional "barn" is ripe for future development (subject to necessary permissions), with endless versatility - whether you dream of creating guest accommodation, AirBnB, an art studio or a peaceful home office retreat.



The outside space is as enchanting as the interior: the south-facing cottage garden has been lovingly landscaped, complete with mature trees and shrubs, a gravelled seating area, and a characterful Devon stone wall crafted from reclaimed stone-all enhancing the beautiful atmosphere and providing both privacy and the perfect place to entertain. There is unrestricted parking in front of the property.

East Knowstone offers a truly tranquil rural lifestyle, tucked amid rolling green countryside at the edge of Exmoor National Park, yet is close to main routes to the coast, M5 and Tiverton Parkway rail station. The area is a haven for outdoor enthusiasts, with inviting walking trails, cycling routes, and horse-riding opportunities nearby, surrounded by glorious hills and sweeping valleys. Knowstone village boasts a warm-hearted community centred around an historic church, an active village hall and a renowned Michelin star restaurant/pub. With a population of around only 200, Knowstone Parish provides a friendly village atmosphere with lively community events, without losing its peaceful charm.

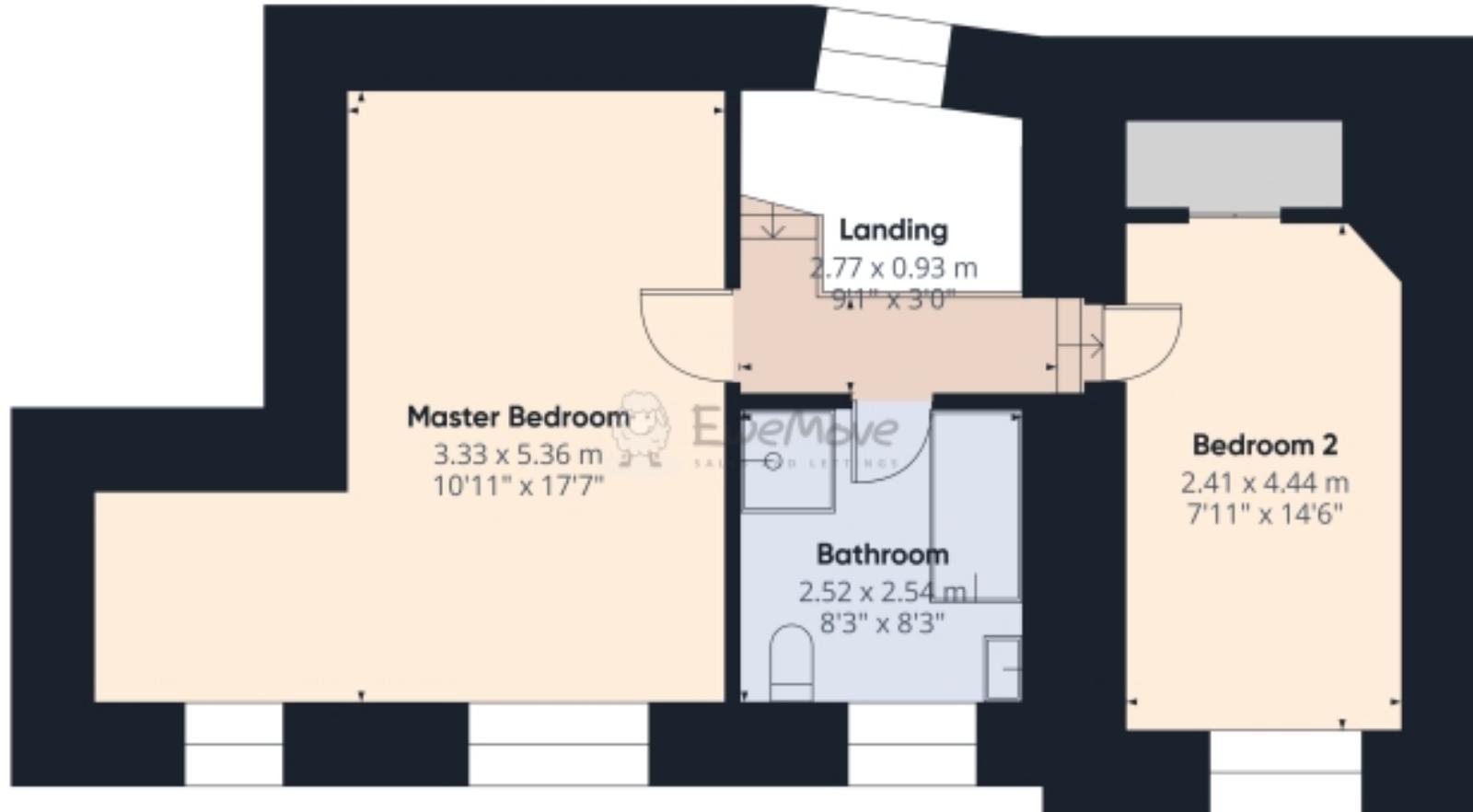
The Smith's House is the rare opportunity to own an exceptional piece of Devon's heritage, thoughtfully modernised for 21st-century life while retaining its goosebump-inducing character. The flexibility of the outbuildings opens the door to exciting business or lifestyle possibilities in an outstanding countryside setting.

Arrange your viewing today and embark on a new chapter in the heart of rural Devon.

Floorplans



Floorplans



Approximate total area⁽¹⁾
45.2 m²
486 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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