

Luckett Mill, Knowstone, Devon





A charming family home with **excellent equestrian facilities** and just over 19 acres surrounded by beautiful countryside.

Summary of accommodation

Entrance hall | Sitting room | Dining room | Kitchen | Utility room | Cloakroom | Dining veranda

Landing | Principal bedroom with en suite bathroom | Three further double bedrooms | Family bath and shower room

Parking | Studio annexe with en suite shower room | Garden | Kitchen garden with greenhouse | American barn incorporating seven loose boxes, wash bay, secure room, tack room, hay store and mezzanine with office and studio | All-weather manège | Pasture | Woodland | Stream

In all about 19.41 acres (7.85 hectares)

Distances

Knowstone 0.8 mile, B3227 1.2 miles, A361 2 miles, Bishops Nympton 5 miles, South Molton 8.5 miles, Tiverton 12 miles

J27 M5 18 miles, Tiverton Parkway station 19.5 miles (Paddington 1 hour 52 minutes), Exeter City Centre 27.5 miles

Exeter Airport 34 miles (London City Airport 1 hour)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Florence Biss
01392 423111
florence.biss@knightfrank.com



Location

Luckett Mill is situated in the Exmoor National Park just north of the small village of Knowstone, which has a beautiful parish church and a popular pub, The Masons Arms. For convenience the neighbouring village of Bishops Nympton has a community shop and post office along with a primary school, whilst most day to day needs can be met in South Molton, a market town with a wonderful selection of local shops and businesses. These include a post office, excellent butcher, bakery and banks, along with GP, dental and veterinary surgeries.

About 30 minutes away and just outside Tiverton, via the A361 Devon link road, are Junction 27 on the M5 and Tiverton Parkway station, which has a regular service to Paddington (1 hour and 52 minutes). Exeter Airport offers a regular 1-hour service to London City Airport.

The wider local area also has schools from both the state and independent sectors including South Molton CofE Primary School (Ofsted 2 Good), West Buckland School, Blundell's and Blundell's Preparatory Schools in Tiverton and The Maynard and Exeter Cathedral School in Exeter.



Luckett Mill

Luckett Mill is surrounded by miles of beautiful countryside in the heart of the Exmoor National Park. The surrounding area once formed three separate manors owned by the de Beaupel, Wadham and Shapcott families since before the Norman conquest and remained in their ownership for centuries afterwards. Consequently it has remained virtually unchanged. This provides Luckett Mill with gorgeous southerly views and a superb, private setting off a no through lane that leads to only two other properties.

The house, which was built originally in the 1970s, is positioned to get the best view from as many rooms as possible, with the sitting room, dining room, kitchen and three of the four bedrooms facing southeast or southwest.

The exterior is protected with painted render sheltering under clay and slate tiled roofs, with a later extension at ground floor level around its south easterly and south westerly sides creating the dining room and a superb veranda that simultaneously maintain the views from the kitchen and sitting room.

The accommodation flows naturally and all the rooms have good ceiling height along with plenty of natural light that provides a wonderful feeling of light and space. It has been the much-loved home of the current owners for 20 years and has clearly been carefully maintained and updated where necessary. The sitting room has a fireplace fitted with a Jetmaster grate and has French windows that open to the veranda creating a fantastic space for entertaining. The kitchen opens directly into the dining room and is fully fitted with units under quartz/timber work surfaces, breakfast bar, Belfast sink and a four-oven AGA plus a range of built in electric appliances.

Upstairs there are four good sized double bedrooms off a large central landing, all boasting gorgeous views of the surrounding countryside. The large principal bedroom faces southwest and has its own en suite bathroom. The remaining three bedrooms share the family and shower room.



Equestrian facilities, garden and grounds

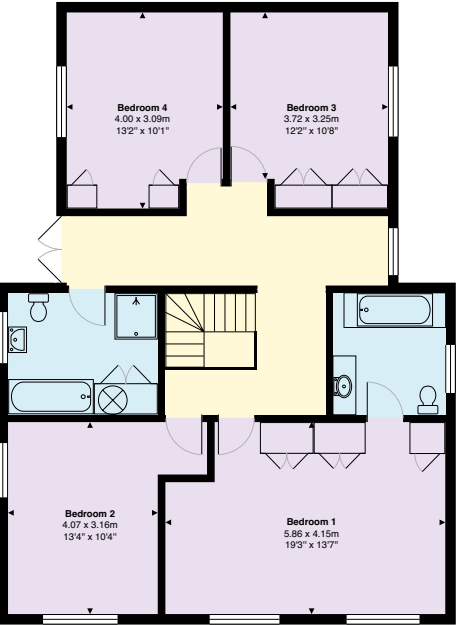
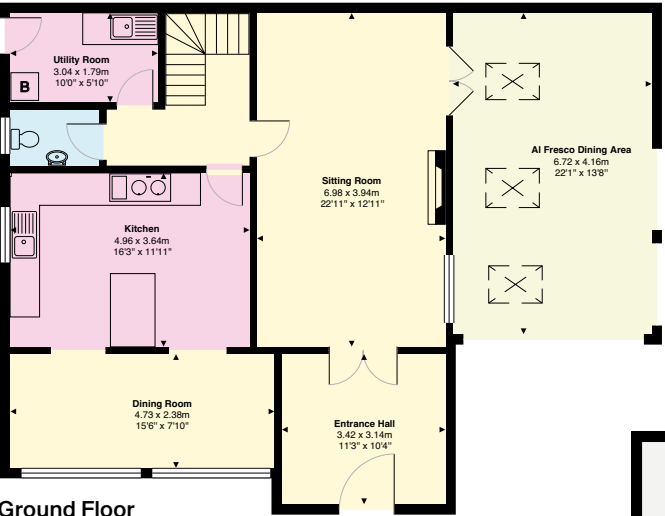
Luckett Mill is approached via a long sweeping driveway to a good-sized gravelled parking area in front of and below the house, where there is space for several cars. A flight of steps leads up to a paved terrace to the front porch and round to one side to the veranda. The terrace is partly fringed by richly stocked borders providing colour throughout the growing season.



The Studio



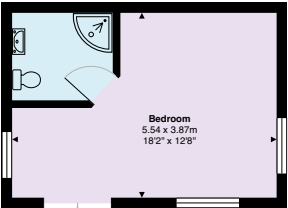
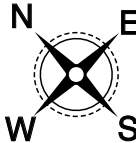
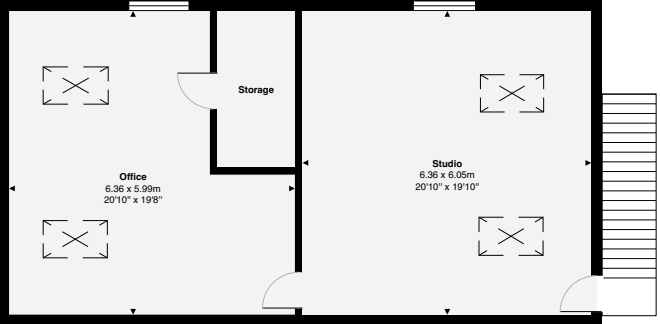
The Studio



Approximate Gross Internal Floor Area
194.9 sq m (2098 sq ft)
not including outbuildings

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

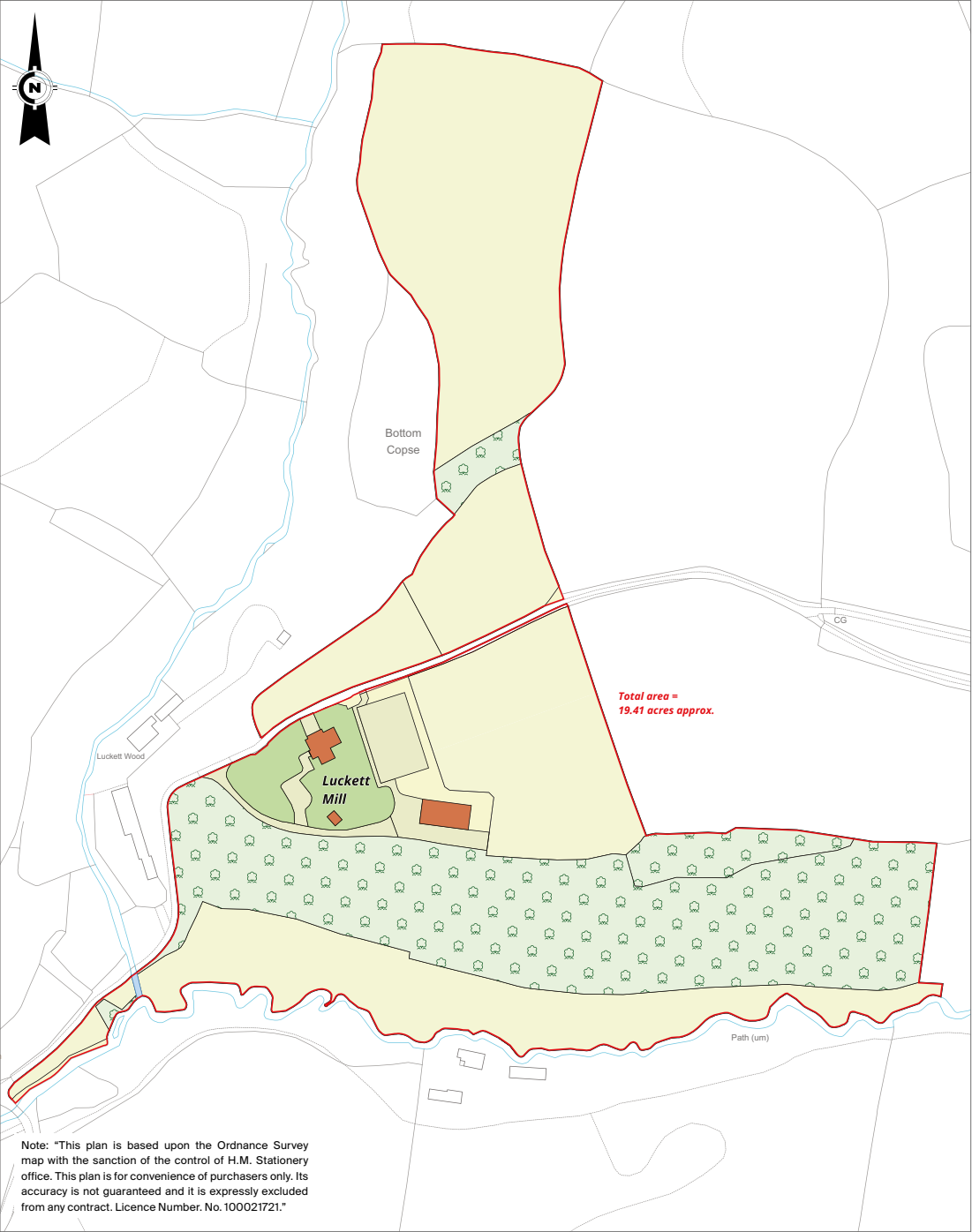


The oak-framed veranda provides about 297 sq ft of covered outside dining and seating space, which becomes even larger for entertaining when combined with the terrace. Beyond the terrace are a series of level and sloping lawns that seem to blend the house into its setting.

Within the garden is a studio with an en suite shower room, which currently serves as an overflow double bedroom. The driveway extends on to a 778 sq ft impressive American barn encompassing seven loose boxes, wash bay, secure store, tack room, hay store and mezzanine floor with office and studio. Adjacent to it is an all-weather manège (40m x 25m) and further parking. Surrounding the house, garden and barn are five paddocks and an area of native broadleaf woodland with a stream ‘The Crooked Oak’ and forms the whole of the southern boundary. In all the grounds amount to about 19.41 acres (7.85 hectares).

Services

Mains water and electricity. Private drainage. Oil-fired central heating and AGA.



Directions (Postcode: EX36 4RS)

What3Words: storming.mystery.succumbs

From the Bolham Roundabout on the A361 just north of Tiverton, take the second exit towards Barnstaple staying on the A361. Drive for nine and three quarter miles and then turn right, signed to Knowstone. After half a mile turn left at a small crossroads, signed to Knowstone and The Mason’s Arms. On reaching the T-junction in the village turn left. Continue for half a mile and then turn right at Shapcott Wood Hill, signed to Molland. After about 250 yards pass over a narrow bridge and then turn almost immediately right onto the approach lane to the property (marked to Lockett Mill and three other properties). The driveway entrance to the property will be found on the right after about 250 yards.

Property information

Tenure: Freehold
Local Authority: North Devon District Council (www.northdevon.gov.uk).
Council Tax: Band E
EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller’s Solicitors.
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