

HELMORE FARM

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KNOWLE





Helmore Farm

Knowle, Cullompton, Devon EX15 1PX

Cullompton 1.4 miles; Tiverton 6.3 miles; Exeter 15 miles

3 6 4 357 sq m

A charming Grade II Listed thatched country property situated within a popular hamlet to the edge of Cullompton, enjoying 4.6 acres, barn, stabling, garaging and ample parking

Freehold
Guide Price £995,000

DESCRIPTION

Helmore Farm is a superb Grade II Listed character country property, set within the hamlet of Knowle just a short distance from Cullompton. Enjoying a semi-rural position surrounded by countryside, the property offers spacious accommodation throughout, retaining many character features with exposed ceiling beams and Plank and Muntin screening. The property comprises;

Open-fronted **Storm Porch** with front door into the **Kitchen/Breakfast Room** which is extensively fitted with a matching range of base units with work surface over. There is an oil-fired AGA, space and plumbing for a dishwasher, space for a Range cooker and space for fridge. The **Breakfast Room** provides ample space for a large table and chairs, with a front aspect enjoying views across the gardens. The **Utility Room** provides space and plumbing for a washing machine and tumble drier, as well as additional storage. Accessed off of the Kitchen, an additional room with vaulted ceiling and separate Shower Room could provide for annexe accommodation, if so desired. A door leads **into the cross passage** with original Plank and Muntin screen, leading into the spacious **Dining Room** - used by the current Vendors as a Snug/Office - with superb inglenook fireplace with inset woodburning stove and dual



aspect. The **Cloakroom** is fitted with WC and wash basin. From the Dining Room, doors lead into **Sitting Room** a wonderful reception room with triple aspect, offering space for a dining table and chairs as well as the Sitting area enjoying a large inglenook fireplace with inset woodburning stove.

From the Kitchen, a stair case rises to the **Master suite** with large **Bathroom** fitted with matching suite comprising bath, separate walk-in shower cubicle with inset mains shower and wash basin set within vanity unit. There is a separate WC and sink. The **Master Bedroom** is a spacious double room with front aspect and built-in storage.

The main staircase rises from the cross passage to the **first floor landing**, providing access to all bedrooms. **Bedroom 5** is a double bedroom with rear aspect. **Bedroom 4** is a double bedroom with rear aspect. **Bedroom 2** is a large double bedroom with dual aspect and built-in storage. **Bedroom 3** is a large double bedroom with side aspect and built-in storage. The **Shower Room** is fitted with a matching suite comprising walk-in shower cubicle with inset mains shower, close coupled WC, wash basin and storage. The **Family Bathroom** has a matching white suite comprising bath, separate shower cubicle with inset mains shower, close coupled WC and wash basin.

OUTSIDE

Approached from the village lane, a private driveway leads to the parking and turning area, providing off-road parking for multiple vehicles and leads to the garage with up-and-over door. The property is bordered by an abundance of mature shrubs and trees, providing a good degree of privacy, with the well-maintained gardens providing a superb outside area to enjoy entertaining. A more productive area, offers the scope to grow your own vegetables and fruits. With a large paved patio area adjoining the property, there are multiple spaces to sit and enjoy the pretty gardens.

To the far side of the property, there is a separate five-bar gated access to the concrete yard and stable block, which in turn leads to the large barn.

The property itself sits within a plot of about 4.6 acres, with the land predominantly set up as two large paddocks and with two large ponds.



SERVICES & OUTGOINGS

We understand that mains electricity is connected to the property. Private water supply. Private drainage via Digester sewage system. There are electric radiators and night storage heaters fitted throughout the property, providing heating, along with woodburning stoves and oil-fired AGA.

Council Tax: Band G - Mid Devon District Council.

SITUATION

The property is situated within the hamlet of Knowle, just a short distance from the town of Cullompton, providing a semi-rural position yet within easy access of an excellent selection of shopping and healthcare facilities, with access onto the M5 motorway at Junction 28 and mainline railway station at Tiverton Parkway (J27). Exeter lies to the south and Taunton to the north, both offering a wide variety of facilities, as befitting those of county and regional centres.

DIRECTIONS

What3words:///slipped.circus.custodian (to driveway)

ADDITIONAL INFORMATION

Broadband: Broadband is available (Openreach).

Mobile Coverage: Available via O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Rights & Restrictions: The property is Grade II Listed.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

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Helmore Farm Knowle, Cullompton, Devon, EX15 1PX

Approximate Area = 3843 sq ft / 357 sq m
Garage = 243 sq ft / 22.5 sq m
Outbuildings = 3839 sq ft / 356.6 sq m
Total = 7925 sq ft / 736.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1467659



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

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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