



The Old Coach House

Fore Street | Winkleigh | Devon
EX19 8HQ

STUART
OLIVER
RESIDENTIAL

Property Location

EX19 8HQ

A wonderful three/four bedroom home located in the main square in the popular and sought after village of Winkleigh. The property has a modern stylish kitchen/diner and two further reception rooms. Outside there is a two storey barn ideal as a large workshop with ample first floor storage/studio.

- Former village hotel
- Three/four bedrooms
- One/two reception rooms
- Well fitted kitchen/diner
- Two separate shower rooms
- Two/three first floor bedrooms
- Main bedroom with lovely views
- Two storey workshop/barn
- Private garden and parking
- Central village location

Situation

The property is situated in the very heart of the village within its main square, the village itself has a variety of amenities including a well stocked village shop, a post office, a butcher, primary school and a pre-school. There are two public houses, a veterinary surgery, doctors and the local village church.

The village has good local transport services which includes a daily bus services to Exeter, Barnstable and to Okehampton.

Okehampton is some 11 miles away and offers an excellent range of shops and services, three supermarkets including Waitrose, and a mainline railway station to Exeter.





Upon arrival you are greeted by a covered entrance leading to the front door. Once inside there is a small entrance with stairs to the first floor and a door to the dining room/reception room. This room has a built in wood burner, attractive parquet flooring. From the dining room there is a door to the kitchen/diner which is well fitted with ample base and eye level units and ample work surfaces. There is a built in electric hob with an extractor fan over, there is a built in double oven below. There is a further built in fridge/freezer and a cupboard housing the oil fired boiler. There is a large walk in larder and a further walk in utility cupboard with space and plumbing for a washing machine and plenty of shelving for storage. The kitchen has lovely slate flooring and a door to the covered side driveway giving access to the private garden, the parking and the two storey barn.

From the ground floor stairs rise to the first floor landing which has an under stairs storage cupboard and there are doors to the reception room, two double bedrooms and a large shower room. The reception room/bedroom four has lovely views to the front overlooking the square and has a built in wood burner for those cold winter evenings. The two double bedrooms on this level are a good size and one faces to the front and the other the rear. The shower room is a great size and has a matching white suite including a wc, bidet, a wash hand basin and a good sized walk in shower, there are also several storage/linen cupboards.

From the first floor landing stairs rise to the top floor landing with windows to the rear allowing plenty of natural light. The landing has recessed storage, shelving and a large walk in wardrobe. The main bedroom is a great size with a period style fireplace and wonderful far reaching views to the rear towards Dartmoor over the village church and neighbouring fields. On the top floor there is a further spacious shower room with a wc, a wash hand basin and a large walk in shower. There is further fitted shelving for vanity products.

Outside to the side there is a shared driveway which leads to two further properties and to the private off street parking for this property for two cars and access to the garden and the two storey stone built barn. The barn offers huge potential to adapt to your own needs, Currently it offer a spacious workshop with double doors on the ground floor whilst upstairs is being used as an art studio but also can offer wonderful storage or hobbies space.

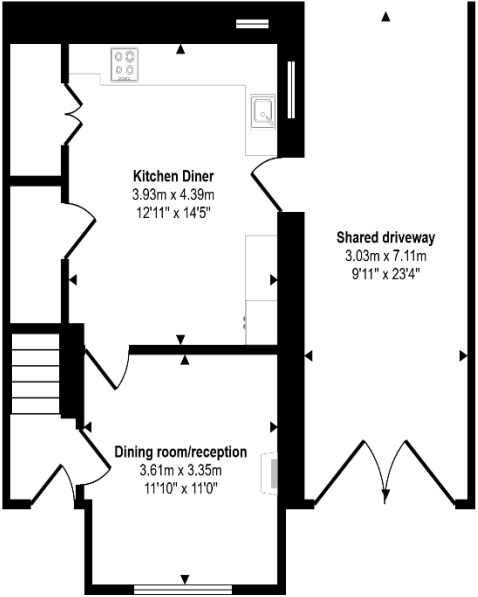
This property is presented in great condition throughout and is full of charm and character and its flexible living spaces means that the next owner can adapt it for their own needs.





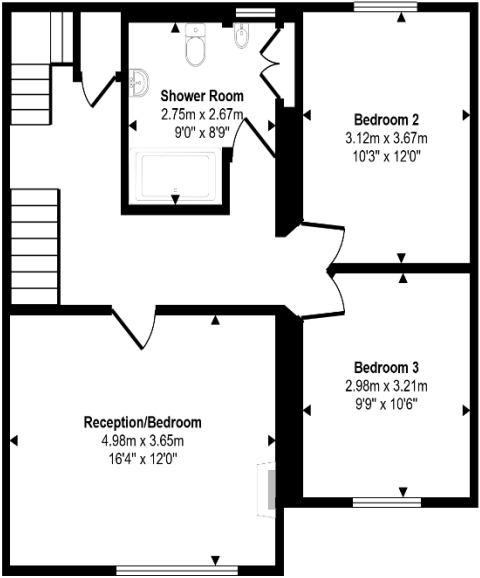


Approx Gross Internal Area
247 sq m / 2661 sq ft

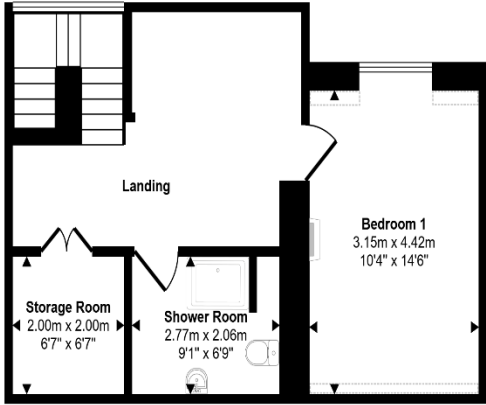


Ground Floor
Approx 65 sq m / 698 sq ft

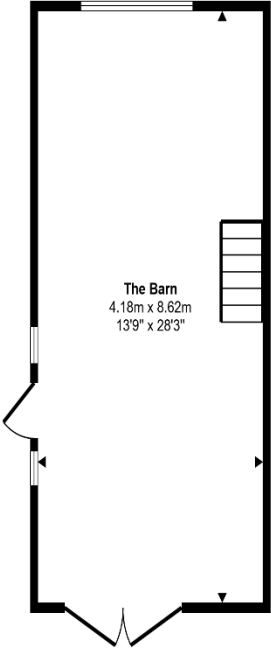
Denotes head height below 1.5m



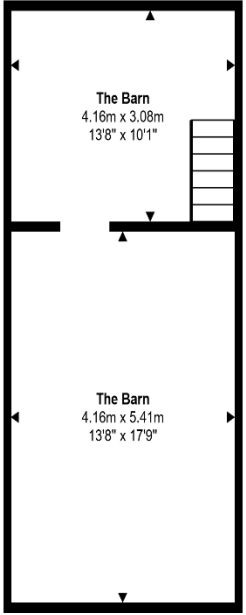
First Floor
Approx 65 sq m / 700 sq ft



Second Floor
Approx 45 sq m / 488 sq ft



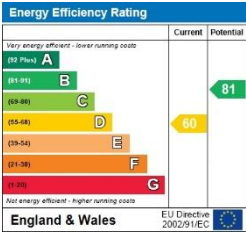
Barn
Approx 36 sq m / 388 sq ft



Barn First Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Unknown
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property



Stuart Oliver Residential – Mid Devon

01647 400057

info@stuartoliverresidential.com

www.stuartoliverresidential.com



**STUART
OLIVER**
RESIDENTIAL