



**WINKLEIGH**

**O.I.E.O. £300,000**

**Beautiful & Modernised Cottage in Heart of Desirable Village**

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: Exempt

**MILLER**  
TOWN & COUNTRY



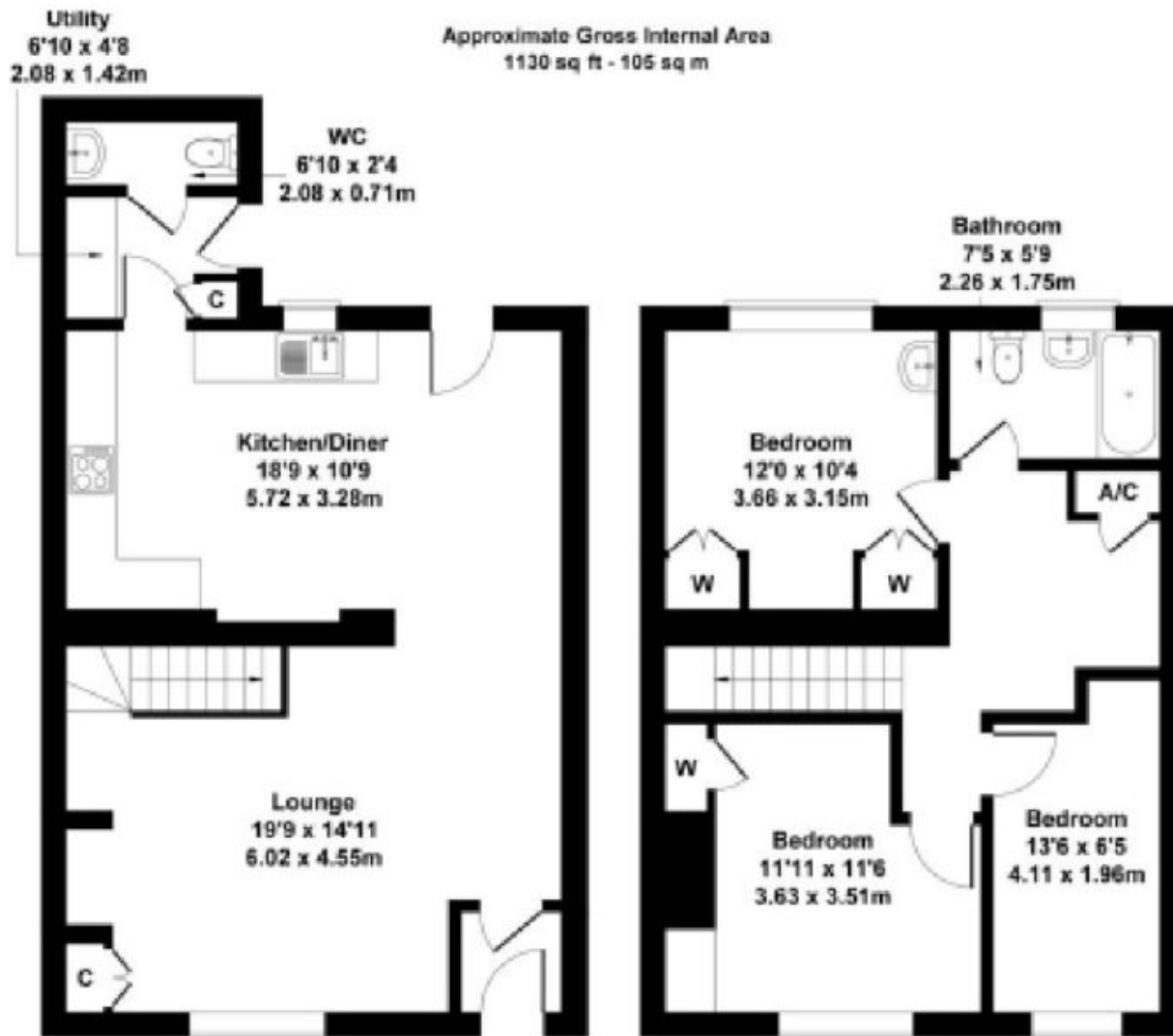
- » 17th Century Grade II Listed Cottage
- » Fully Renovated 7 Years Ago
- » Reception Room with Stone Inglenook Fireplace
- » Large Kitchen / Diner
- » Three Double Bedrooms
- » Enclosed and Secure Rear Garden
- » Just Steps from the Village Square

## The Property

This Grade II listed cottage dates back to the 17th Century, showcased through features such as exposed beams and lintels, as well as the feature stone inglenook fireplace. It was then extended later in life, giving it the perfect balance of period charm with more modern day space and convenience.

The front door opens into a porch allowing you to leave muddy shoes behind after a country walk before entering the accommodation space. The reception room spans the entire width of the cottage, and it has a large window to front and a log-effect electric heater in the inglenook at the far end. Beyond is the modern cottage-style kitchen / diner which is very spacious for a property of this type. It has extensive work surfaces and room for a dining table and chairs. There's no need for a washing machine in the kitchen with the separate utility to the rear, where you can also find the downstairs WC. Upstairs are two spacious double bedrooms, both with fitted wardrobes, a slightly smaller double bedroom and the family bathroom. We are informed that the property has secondary or double glazing throughout, and the fully insulated loft has been boarded for storage.





**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For illustrative purposes only.

Services: Mains electricity, water and drainage. Electric heating.  
Council Tax Band: C  
Tenure: Freehold

## Ground Floor

Lounge 19'9" x 14'11"  
Kitchen 18'9" x 10'9"  
Utility 6'10" x 4'8"  
WC 6'10" x 2'4"

## First Floor

Bedroom 1 10'4" x 12'0"  
Bedroom 2 11'6" x 11'11"  
Bedroom 3 6'5" x 13'3" max  
Bathroom 7'5" x 5'9"

## Outside

Outside to the rear is a small area of patio, beyond which is a fully enclosed lawned garden with 2 sheds, and the remnants of an ancient cobblestone track.

## Location

The property is located in the heart of the charming village of Winkleigh, just steps from the square. The village has a vibrant community, and local amenities include a general stores, post office, butchers, cafes, doctors surgery and public houses as well as a highly respected primary school. Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approx. 40 minutes.



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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