



10 Park Place Eggesford Road, Winkleigh, EX19 8JN

Offers Over £360,000

**HELMORES**  
SINCE 1699

# 10 Park Place Eggesford Road

Winkleigh, EX19 8JN

- 3 or 4 bedroom period home
- Village edge location with stunning Dartmoor views
- Beautifully presented throughout
- Garden backing onto fields
- 2 good sized reception rooms plus kitchen
- Ensuite shower room on ground floor if desired
- Garage and utility (unusual)
- Wood-burner and oil central heating

Believed to have been built in the mid 1800's, Park Place is an attractive street of double fronted houses, all overlooking the fields to the South and to Dartmoor in the distance. Although still part of the village, it's ideally located being on the edge. There's some lovely walks nearby and of course, the amenities in the village centre with shops, café and the pub. Since their ownership over 25 years ago, the current owners have improved the house with the addition of a two storey extension built at the rear, greatly increasing the floor area and making it a flexible and spacious home. There is oil fired central heating, plus a wood burner and the sash windows add character and originality to the home but as it's not listed, could be changed for double glazing.





A useful front porch gives a buffer from outside as well as providing additional coat/shoe storage. Once inside, a door to the right leads to the living room, well-proportioned and light with the south facing window. There's a wood-burner and it's a cosy room in the winter. The kitchen/breakfast room also benefits from the same orientation and leads through to a rear hall with a useful utility room and door to the garage, ideal for storage of bikes and/or a car, which is handy as it's linked to the house internally. At the rear of the ground floor is a lovely room, 'snug', which could be used as a dining room or additional living room or even as a ground floor bedroom. It's got an ensuite shower room to add to the flexibility plus a door to the rear garden. On the first floor, an attractive landing gives access to the two front bedrooms which are served by the family bathroom and at the rear, the master bedroom has huge glass windows overlooking the rear garden and its own ensuite. There's also a study or nursery too but some may use this as a walk in wardrobe!

Outside, a few steps up lead to the front door with a raised front garden area. To the side is a shared drive leading to the garage (shared with the one neighbour). To the rear is a lawned garden with seating areas and it backs onto a field behind. It's a good-sized garden with attractive stone walling, timber fencing and planted borders.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Torridge 2023/24 - £1982.04

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled up to 66 Mbps (uSwitch data)

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

**Winkleigh** is a gem, concealed deep within the rise and fall of the Mid Devon hills. As far as villages go it is quite large and has a strong community atmosphere, whilst still retaining many of its unique traditions (including an annual 750 year old country fayre). Winkleigh has many facilities, including: 2 pubs, a post office, general stores, a butchers, a vets, a doctor's surgery, mechanics garage, a primary school, a chapel, sports centre, village hall and community hall...certainly enough to satisfy. For history enthusiasts the village is home to the ruins of two 12th Century castles - the only village in Devon that is. The closest supermarkets are in the towns of Okehampton (11 miles) & Crediton (14 miles), access to the A30 dual carriageway is under 10 miles, giving access to the depths of Cornwall or linking with the A303 to London.

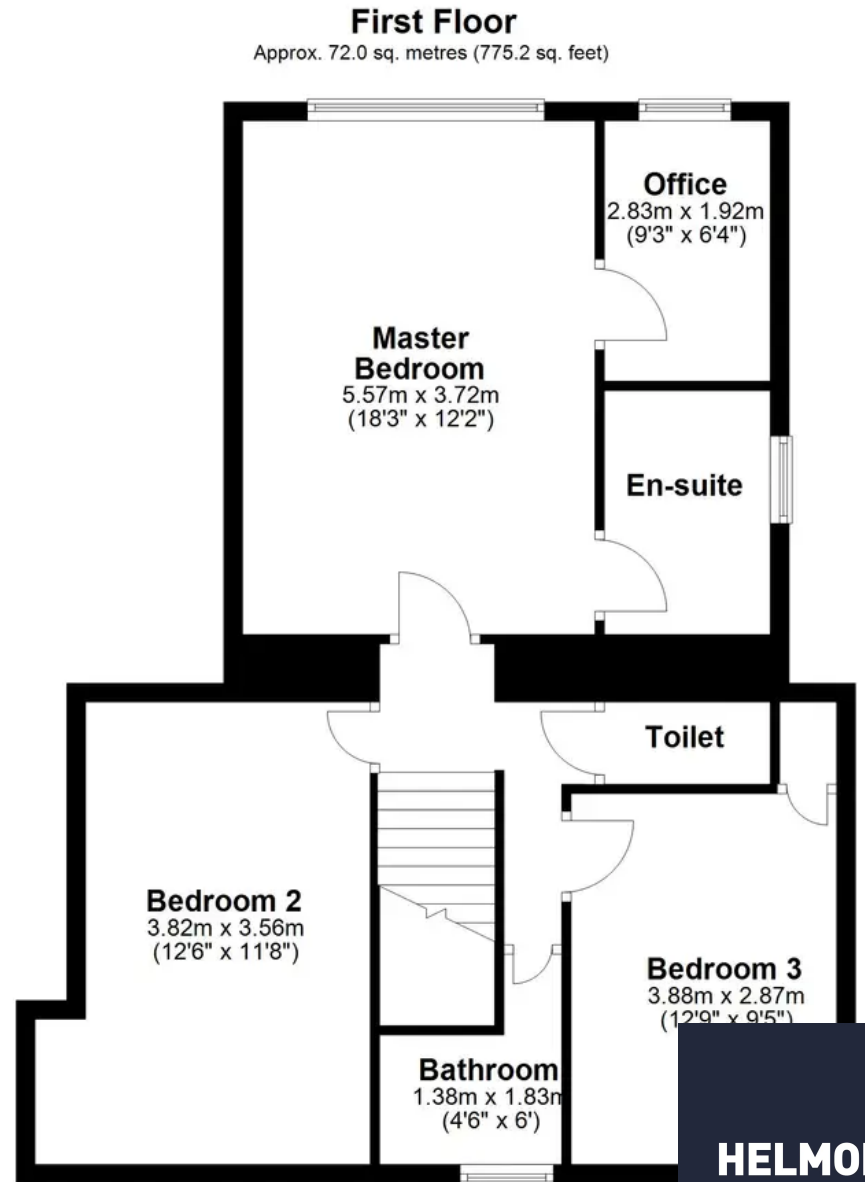
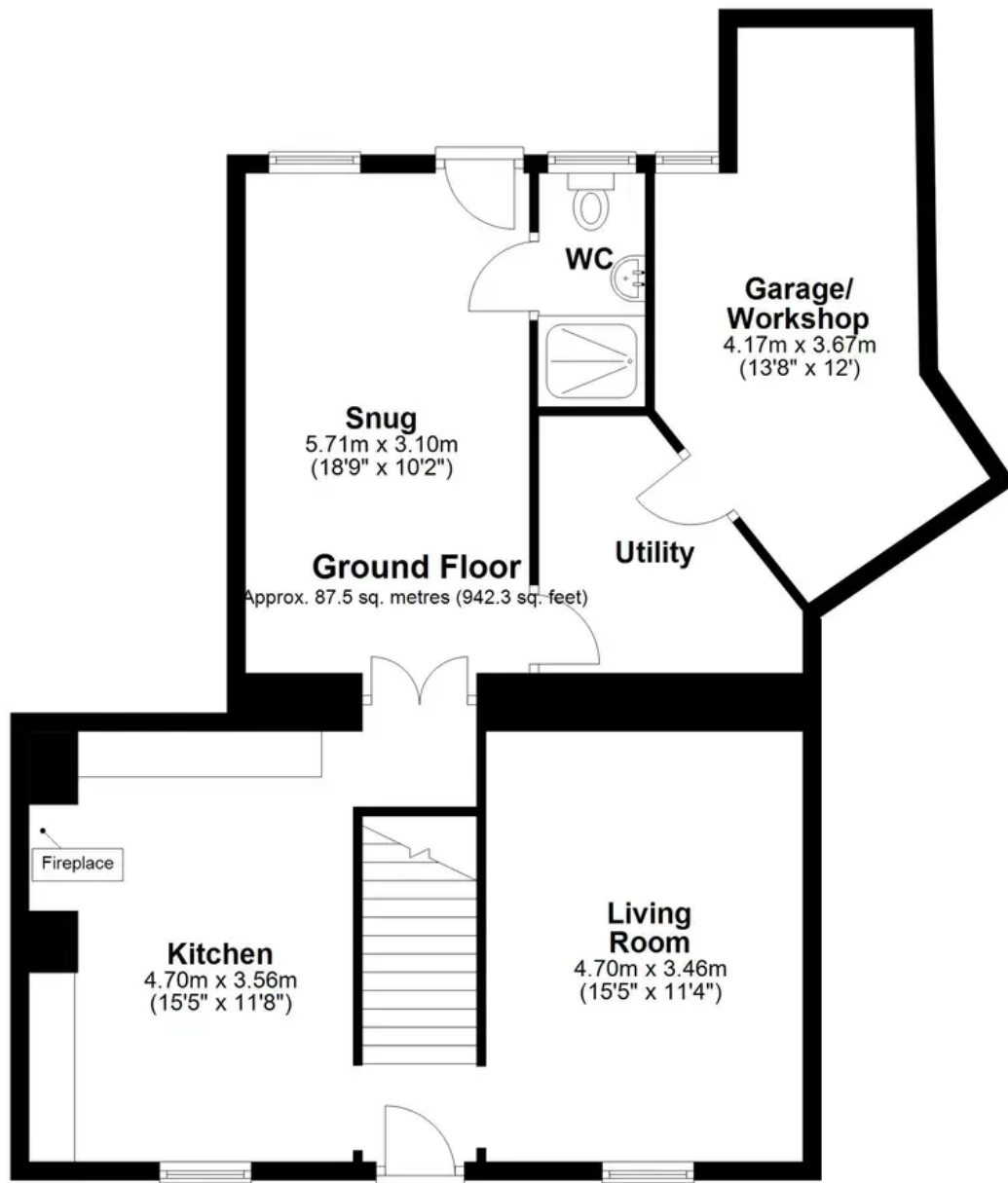
#### DIRECTIONS

For sat-nav use EX19 8JN and the What3Words address is [///lawful.bucked.confusion](https://www.what3words.com/#!/lawful.bucked.confusion)

but if you want the traditional directions, please read on.

As you enter Winkleigh on the B3220 from Morchard Road, take the first right into Eggesford Road and Park Place is the first row of houses along the left with No.10 being towards the far end. For viewings, park beyond the house and it's a short walk back.





Total area: approx. 159.6 sq. metres (1717.5 sq. feet)





# Helmores

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