



## Primrose Cottage Lower Town, Winkleigh

Guide Price £370,000

**HELMORES**  
SINCE 1699

# Primrose Cottage Lower Town

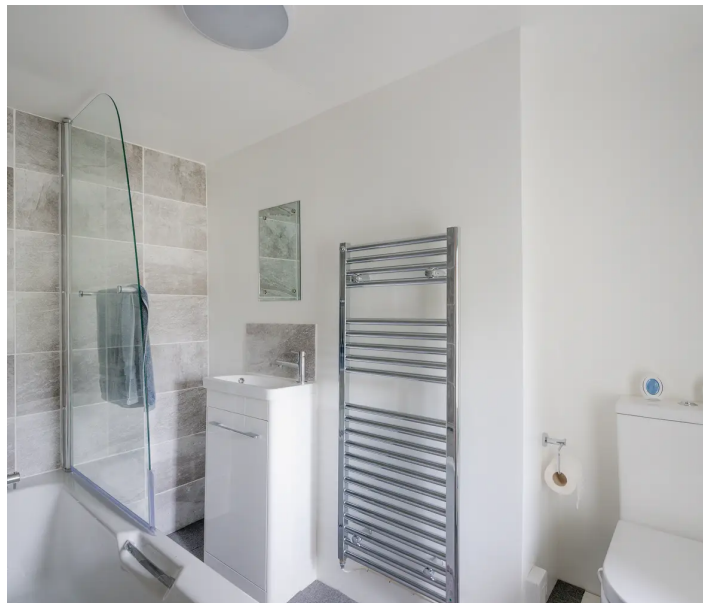
Winkleigh, EX19 8JG

- Detached Cottage
- Large garage with electric door
- Self contained apartment
- Cottage Garden
- Village location
- uPVC double glazing throughout
- First time on the market for 48 years
- Outbuildings
- Income potential

You get the best of both worlds with this versatile property, a 3 bedroom cottage and also a modern self contained annexe. The annexe has an income potential of £600 per calendar month or it can be utilised as part of the main home. Set in the vibrant and pretty village of Winkleigh, just a short walk from the centre, this cottage is being offered to the market for the first time in 48 years.

The kitchen has an array of modern units with a cooker and space for a fridge/freezer, behind is a WC and a door that leads out to the garden. There is a 2nd lounge/dining room and a further lounge with an electric fire in a grate with decorative mantle. Upstairs there a front facing single bedroom/office and a family bathroom with a white suite bath with shower over and heated towel rail.





There are two further bedrooms, both doubles, one that over looks the garden and the other has a door through to the annexe. This door could be closed off to create two completely separate living spaces or incorporated to make one larger living space. The annexe was created above the garage in 2015 and everything there is still like new and has never been used, there is a kitchenette with electric cooker and an array of units with space for fridge/freezer, a mini breakfast bar and open space for a sitting room. The bedroom will hold a double bed and has views over the garden, to the side is a shower room with white suite WC, sink an electric towel rail, the annexe has electric wall mounted heaters. There are stairs down to a separate entrance that can be used just for the annexe, rental yield would be around £600 per calendar month if a buyer wanted to gain an extra income from the property. uPVC widows are throughout the house, the heating is electric and the whole property has been very well maintained with improvements to the electrics, plumbing, roofing, guttering, etc.

Outside to the rear is an enclosed pretty cottage garden with a lawned area, flower and vegetable beds and 2 good sized outbuildings, there is rear access up a path from the front of the property. There is an impressive large garage with an electric up an over door with light, water and power.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Torridge 2024/25 - £2075.85

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric

Listed: No

Conservation Area: 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

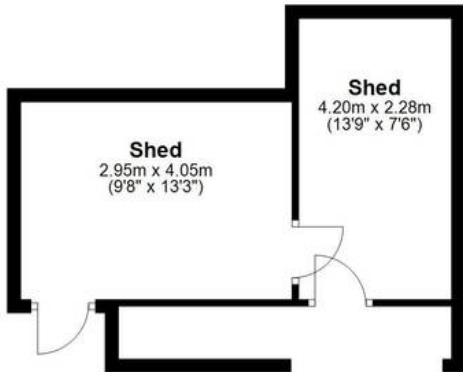
From Crediton take the A377 in a westerly direction, continue on until you reach Morchard Road, then take a left turn onto the B3220 and after approximately 7 miles you reach the village of Winkleigh. Take a left turn just before the garage onto Exeter Road then a left onto Lower Town, the property can be found just a short distance down on the right.

What3Words: [///heat.admire.panicking](#)



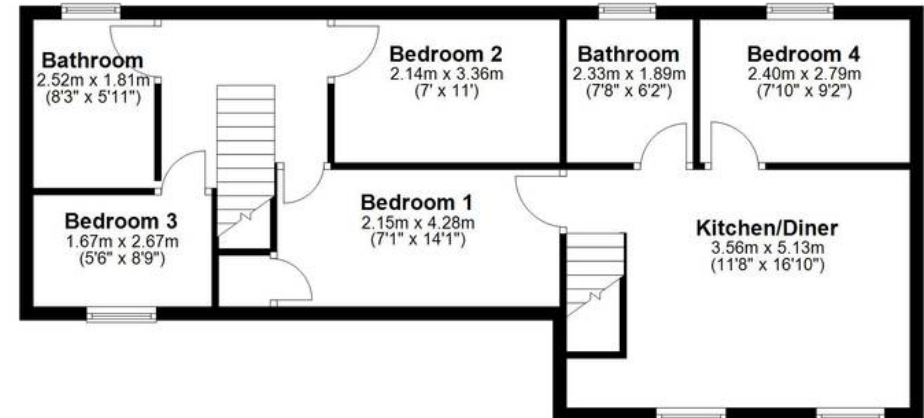
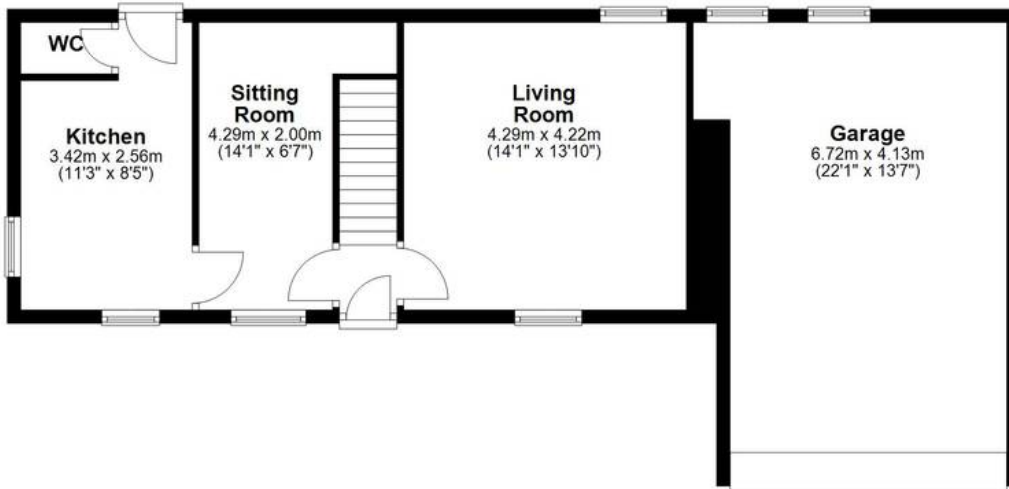
### Ground Floor

Approx. 99.6 sq. metres (1072.4 sq. feet)



### First Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



Total area: approx. 164.4 sq. metres (1769.6 sq. feet)

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