



## Hillmans, The Square, Winkleigh, EX19 8HJ

Guide Price **£695,000**



# Hillmans

## The Square, Winkleigh

- Incredible potential
- House, building plot (stp) and premises
- Plenty of space inside and out
- 3000 sqft of accommodation
- Plenty of character
- Off-road parking / workshop / stable
- Large garden
- Village with pub and shops

Winkleigh is one of the larger villages in the area and at its heart is a wonderful community. The pretty village centre is home to a general store, post office, pub, café and butchers plus there's a primary school, a well-used village hall and sports field. Hillmans forms part of the character of The Square with its front elevation being within the run of historic listed buildings on the north side of the street scene. Having been in the family for over 60 years, it's truly part of the story of Winkleigh itself.







The property has been used as a large dwelling with outbuildings but more recently and for a number of years, it's been used as a home with an adjoining veterinary surgery. Now, with vacant possession, the property could be used for a multitude of uses. With the flexibility, it may even suit multigenerational living with the potential of 3 units from the 1 purchase! The accommodation is large with nearly 3000 sqft (excluding the garage and stable) over 2 floors. A central passage allows independent use and there's vehicle access at the rear too. It's worth noting that there is positive pre-application advice to convert the former vet surgery back into residential use although some may prefer to run a small business close to home, right in the heart of the community. The property is full of character and although would benefit from some updating, it's got huge potential for the right owners. The layout currently offers 3 reception rooms and a kitchen on the ground floor of the house, plus 4 bedrooms and a bathroom on the first floor and then 5 or 6 rooms within the commercial side. At the rear is a large garden with a driveway for parking and a garage with an additional stable/workshop to the rear. Again, there's been positive pre-application advice from the planning team to have a new build dwelling in the rear garden whilst retaining parking for the main property with the formation of an access drive from the rear.



This is a rare opportunity to own and live in one of the earliest and most important houses within the village and depending on how far you want to take it, offers huge potential down a number of avenues.



Agents' note: As part of the pre-application advice, preliminary plans were drawn up and these are available upon request from the agent.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Torridge 2024/25- £2229.79

Construction Notes: Cob and part thatched, part slate

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Yes

Conservation Area: Main buildings yes - garden plot 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.

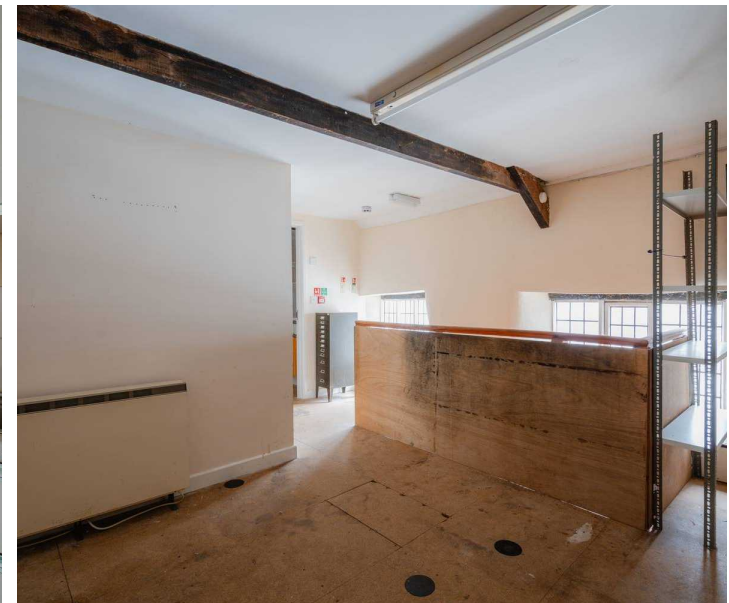




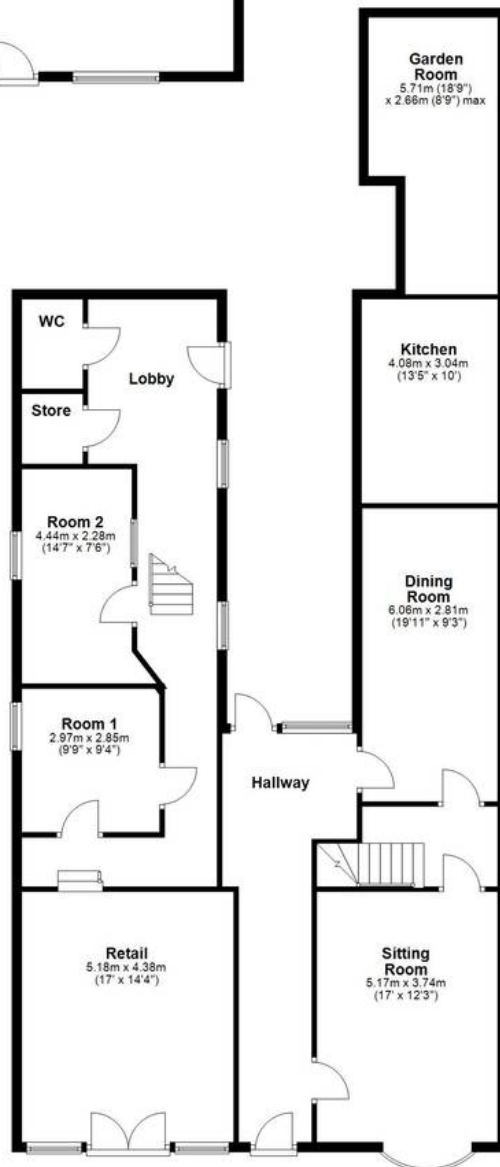
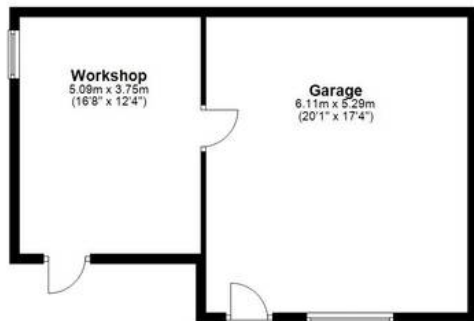
DIRECTIONS : For sat-nav use EX19 8HJ and the What3Words address is [///couriers.smarter.booth](https://www.what3words.com/#!/en/EX19-8HJ-123/couriers.smarter.booth)

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

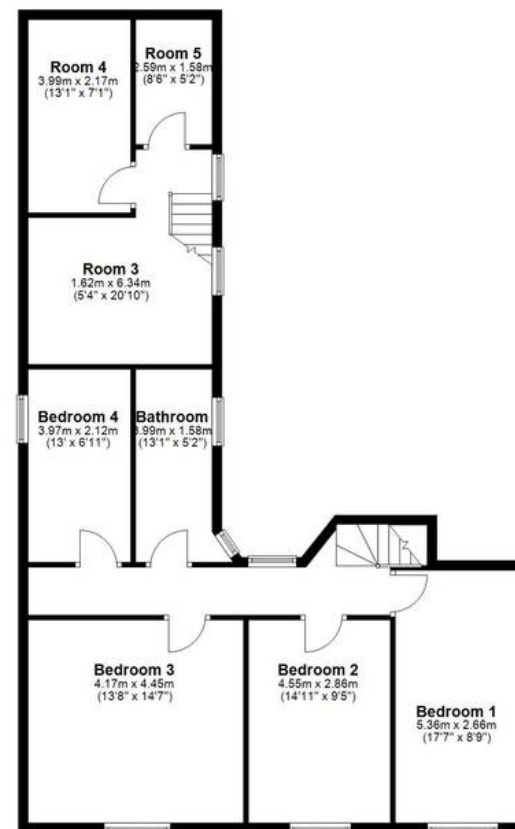
Arriving into Winkleigh on the B3220 (from Crediton/Morchar Road), pass the garage on your left and then take the second left into Court Walk and into Fore Street (The Square). Hillmans will be found on the right opposite the general stores with parking on street to the front.



**Ground Floor**  
Approx. 210.6 sq. metres (2267.3 sq. feet)



**First Floor**  
Approx. 107.0 sq. metres (1152.0 sq. feet)



Total area: approx. 317.7 sq. metres (3419.3 sq. feet)





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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