



## Bellinster House, Winkleigh, EX19 8DQ

Guide Price £375,000



# Bellinster House

## Winkleigh

- Detached house
- 3 double bedrooms
- 0.4 acre plot
- 63sqm (678sqft) workshop
- Further outbuildings
- Garage & plentiful parking
- Excellent business potential (STP)
- Large gardens
- Edge of village location

Bellinster House has an interesting history as the squash courts to the mess area of the 2nd world war Winkleigh Airport (now de-commissioned). Now converted to a spacious house, it is sat on a generous plot (0.4 acres) and has a wealth of opportunity with the space and benefit of a large workshop which could be used as a business or potentially converted to a separate dwelling (subject to planning). With lawned gardens, plentiful parking and the edge of village location, this property has a lot to offer.

Entering the property, the spacious hall has parquet flooring, (as does a large part of the downstairs) and leads through to the lounge with a woodburning stove in a feature brick fireplace. This room leads out to the sun room with patio doors leading to the garden.





There is a kitchen with basic sink unit and would benefit from a fitted kitchen. The separate dining room next door lends itself to the possibility of opening up the two rooms to create a larger open plan space (subject to consents). There is a separate pantry and utility area with side access to the garden. Also on this floor is a cloak room and separate wc.

Upstairs there are 3 double bedrooms, one to the front and two to the rear all with fitted wardrobe cupboards. Along with an airing cupboard on the landing, there is a family bathroom with shower over bath. The heating is a wet system from an electric boiler, the property has been recently decorated throughout and has uPVC double glazing.

Outside is where the possibilities open up, the plot extends to 0.4 acres mostly laid to lawn with plentiful parking and outbuildings. The most significant of the buildings is the workshop which currently has a covered inspection pit and could open up a wealth of business opportunities with its location and accessibility (STP). There are further stores and a garage and the wide entrance way from the road provides a large amount of parking.





Please see the floorplan for room sizes.

Current Council Tax: Band D - Torridge 2025/26 - £2445.28

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 30mbps

Drainage: Private treatment plant

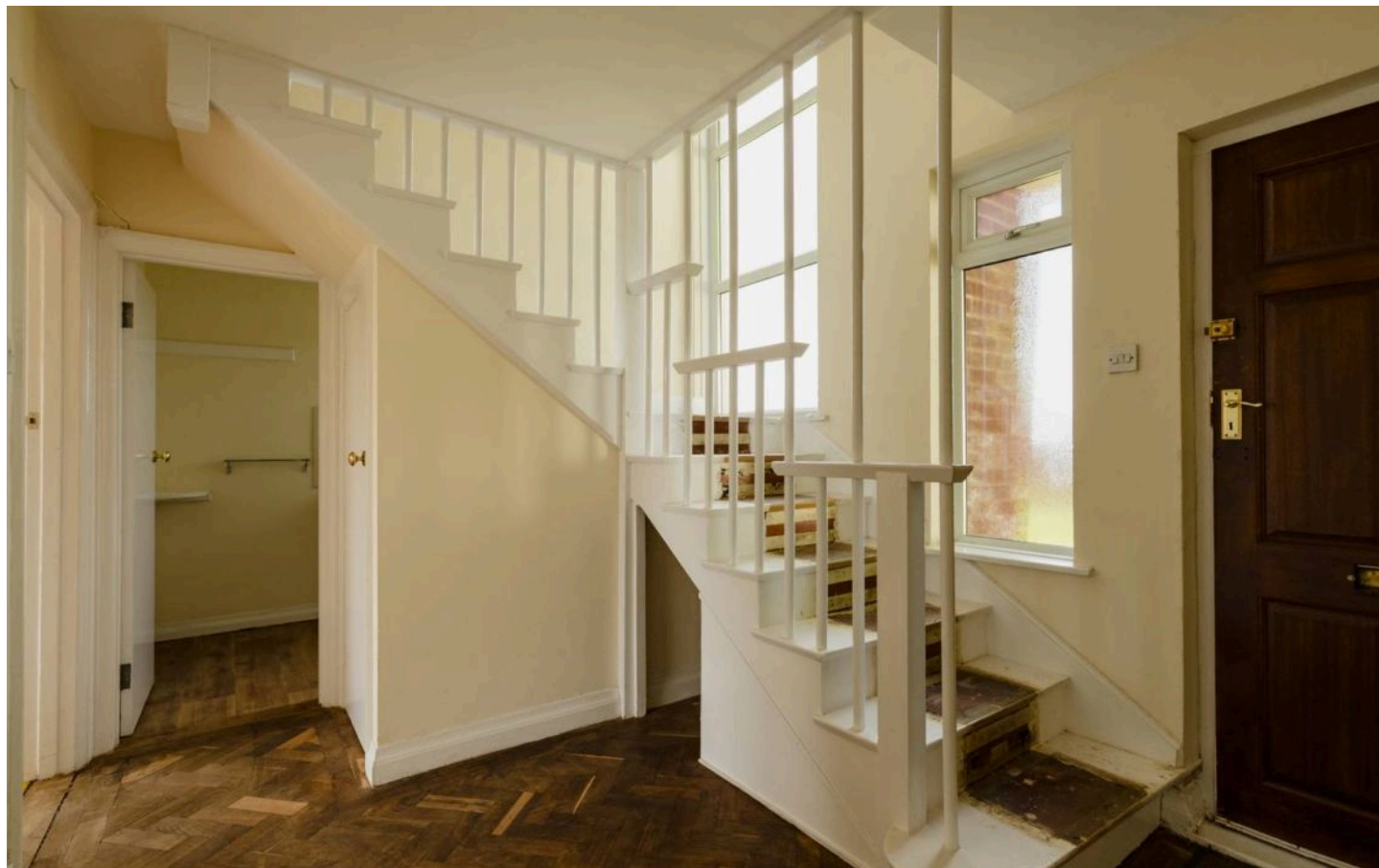
Heating: Electric boiler & woodburning stove

Listed: No

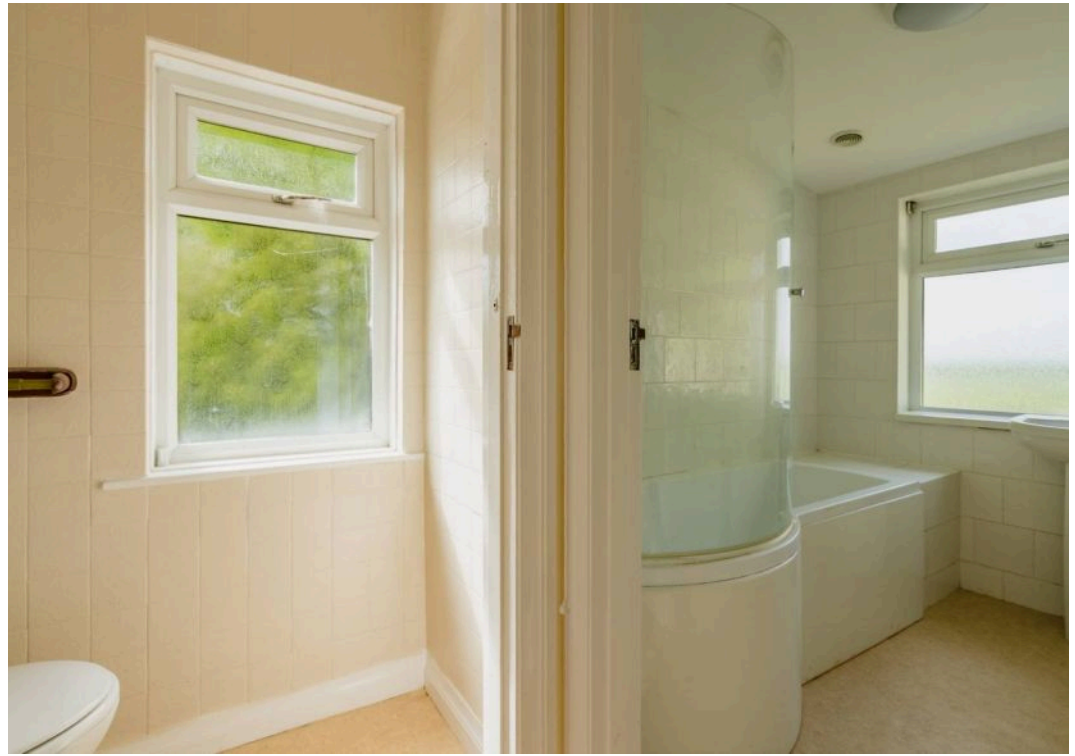
Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

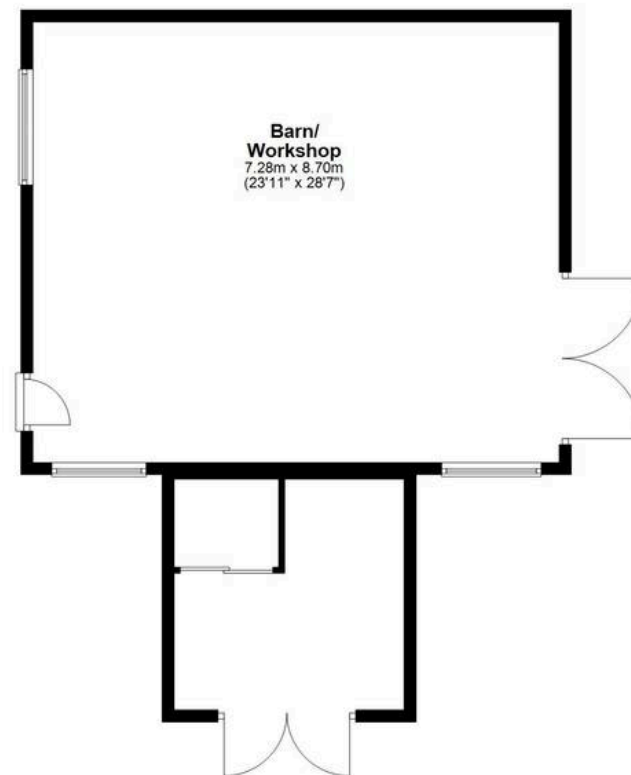
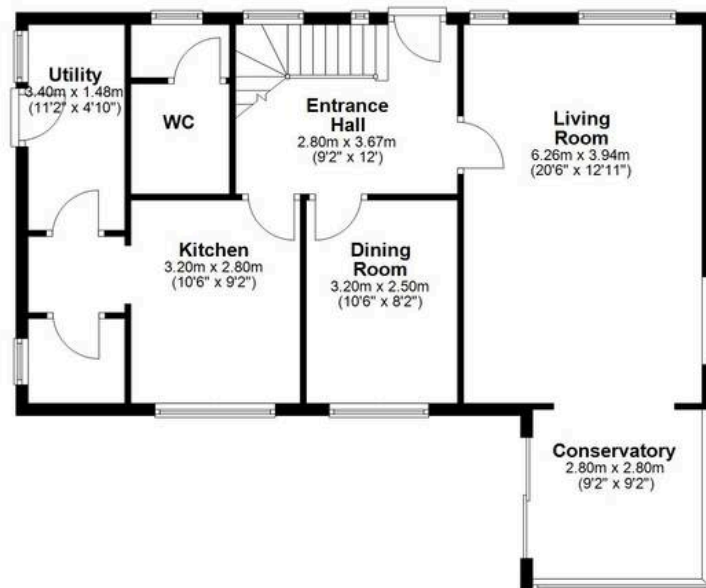
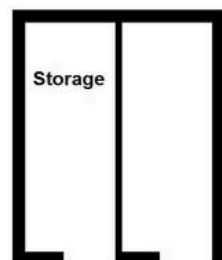






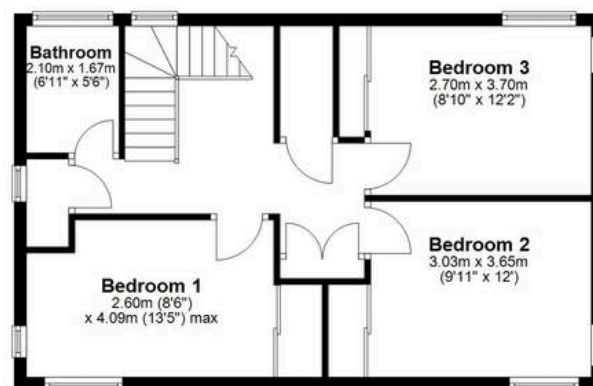
## Ground Floor

Approx. 166.2 sq. metres (1789.3 sq. feet)



## First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 219.5 sq. metres (2362.8 sq. feet)





**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 and at Morchard Road take a left turn onto the B3220, continue on this road and at the top of the village there is a sharp left turn, Bellinster House can be found around to the left.

Postcode: EX19 8DQ

What3Words: ///slowly.severe.shifts







# 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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