



## Higher Primrose Cottage, Castle Street, Winkleigh, EX19 8HU

Guide Price £240,000



# Higher Primrose Cottage Castle Street

Winkleigh, EX19 8HU

- Character Cottage
- 2 Bedrooms
- Gated parking
- Airbnb income potential
- Woodburning stove
- Outbuilding
- Set just off the main square
- Village location
- Short walk to shops, cafés and pubs

Higher Primrose Cottage is a beautiful character cottage set just off the main square in the charming village of Winkleigh. Within a minutes walk there are 2 pubs, a store, post office, cafes and a butchers, the village has a lively and active community. Nestled amongst the rolling Devon hills, there are great walks and it's just a short drive to Dartmoor National Park.

The lounge is spacious yet cozy with a lovely original stone inglenook fireplace with recently added woodburning stove (fully commissioned). The kitchen is light and bright with a vaulted ceiling array of grained wood effect units, an oven with 4 ring ceramic hob and space for dishwasher and fridge/freezer. A kitchen table can fit at one end and there is a door to the rear of the property.







Upstairs there are two bedrooms, one double and one single to the front and family bathroom with white suite bath with shower over, a vanity sink and WC. The galleried landing provides light and a lovely open feel. The heating is gas central heating (LPG bottled) and the woodburner, the property is not listed. Outside the property has the benefit of gated off road parking to the rear along with a gravelled seating area, there is a shed with water and electricity that holds a washing machine and provides extra storage.

Please see the floorplan for room sizes.

Current Council Tax: TBC

Utilities: Mains electric, bottled gas, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Gas central heating (LPG bottled) & woodburning stove

Listed: No

Conservation Area: Yes

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.





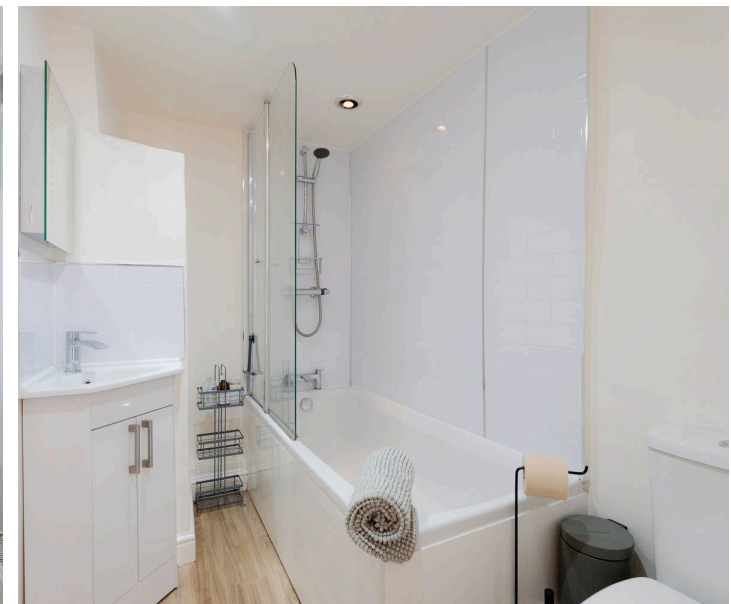
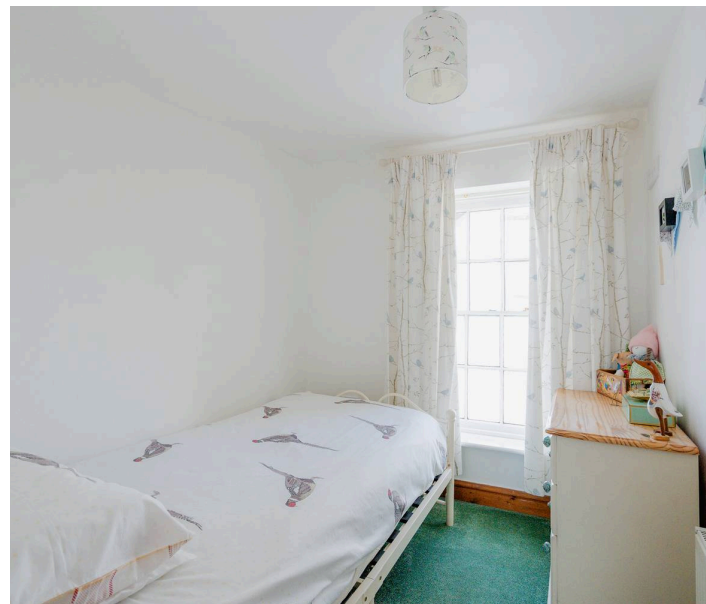
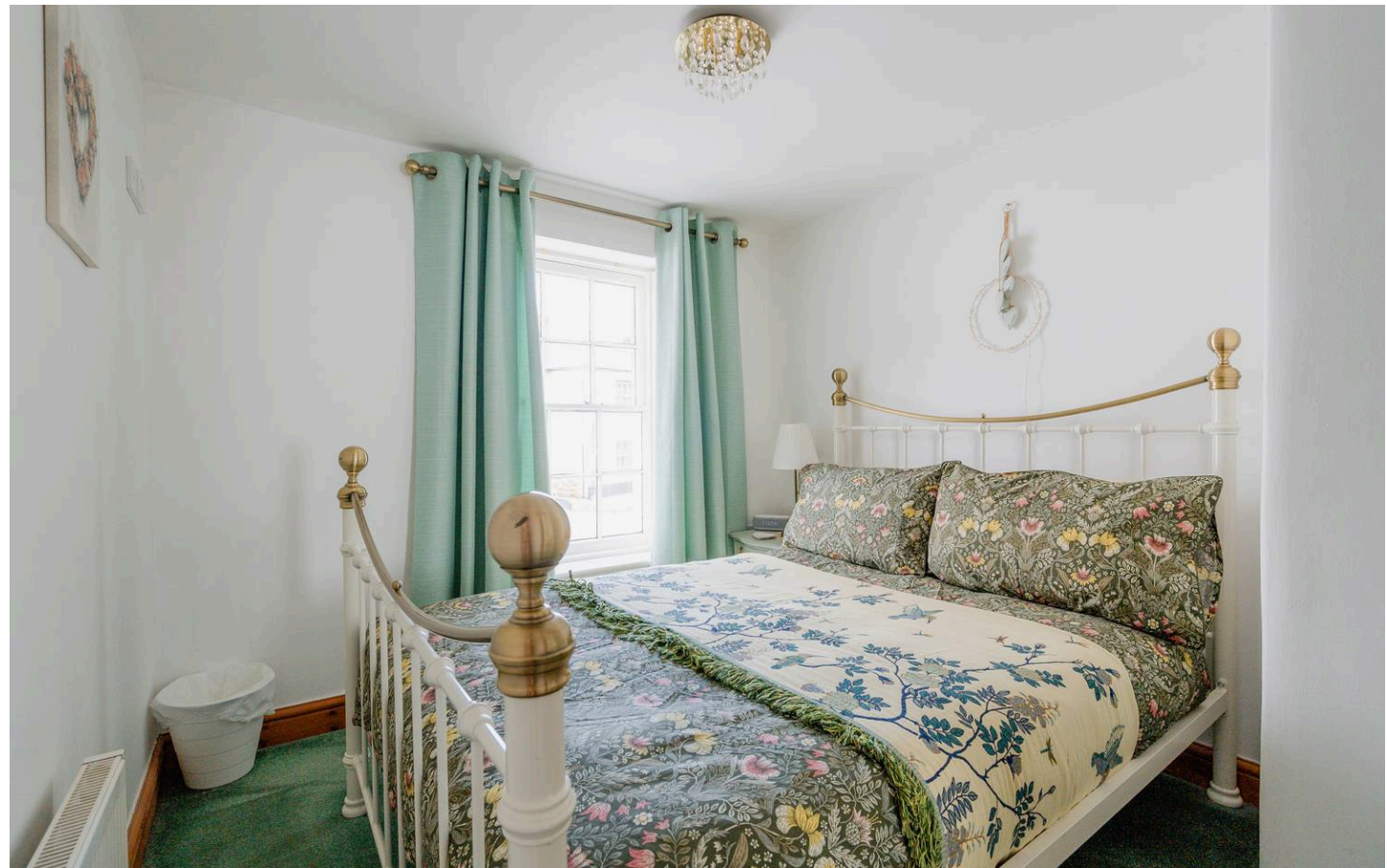
**Winkleigh** is a gem, concealed deep within the rise and fall of the Mid Devon hills. As far as villages go it is quite large and has a strong community atmosphere, whilst still retaining many of its unique traditions (including an annual 750 year old country fayre). Winkleigh has many facilities, 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 the B3220 take the turning into the village square, to the end of the square take Castle Street and Lower Primrose Cottage can be found just along to the left.

For Sat Nav: EX19 8HU

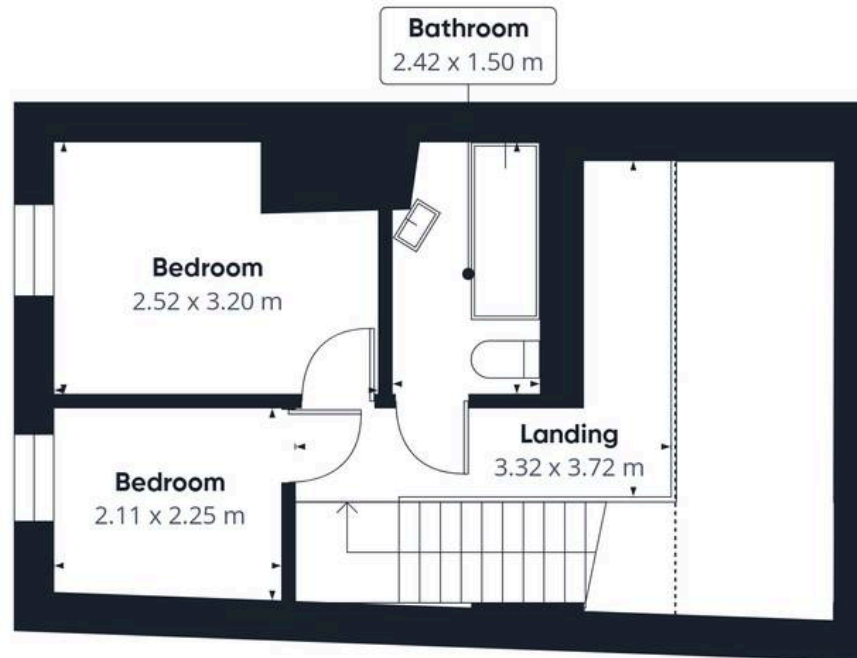
What3Words: ///turns.deferring.plays







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

54.2 m<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Helmores

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