



2 Coopers Hill



Exeter 22 miles, Okehampton 11 miles,
A30 11 miles

A chain free two bedroom
characterful Grade II listed
cottage with garden within the
heart of this popular village.

- Two Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Courtyard Garden
- Popular Village Location
- No Chain
- Council Tax Band- A
- EPC Band- E
- Freehold

Guide Price £210,000

SITUATION

The property is situated in the heart of the village of Winkleigh. The village lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, preschool, two public houses, veterinary surgery, doctors surgery and village church. There are a range of community activities for all ages, based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton some 11 miles away and situated on the northern fringes of the Dartmoor National Park. Okehampton has an excellent range of shops and services, and supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and university city of Exeter, with its M5 motorway, mainline rail and international air connections, is within easy driving distance. In addition, the north coast of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery, whilst the Torridge Valley offers many opportunities for fishing and outdoor pursuits together with walking and cycling on the Tarka Trail.

DESCRIPTION

A delightful Grade II listed two bedroom terraced cottage in the heart of the popular and sought after mid Devon village of Winkleigh. The cottage is part double glazed and offers cosy living space throughout. On the ground floor, the sitting room is nicely presented with an inglenook fireplace in the corner and stairs leading to the first floor nicely tucked away, there is a generously sized family bathroom and a fitted kitchen/dining room with numerous fitted appliances. The first floor comprises of two bedrooms, the main bedroom having fitted wardrobes. Further to this, the property also includes a rear private courtyard garden with space for planters and seating.

ACCOMMODATION

Via glazed stable door to SITTING ROOM:
Exposed stone inglenook fireplace with wood

burner, exposed beams, double glazed PVC window to front with window seat, stairs to first floor, steps up to INNER HALLWAY: window to side, fitted cupboard housing hot water tank, steps up to Kitchen, Door to Bathroom: Double glazed PVC window to side, wash basin with storage under, Wc, bathtub with shower over, heated towel rail, exposed beams.
KITCHEN/BREAKFAST ROOM: double glazed window to side and glazed French doors to Garden, Range of under counter and wall mounted cupboards, integral electric oven with induction hob above and extractor hood over. dual sink and draining board, integral dishwasher, cupboard with space for fridge freezer, exposed beams. Space for dining table, tiled floor.

FIRST FLOOR LANDING, doors to, BEDROOM 1: Double glazed PVC window to front, double and single built in wardrobes, inbuilt display shelving, exposed beams. BEDROOM 2: Wooden single glazed window to rear, exposed beams.

OUTSIDE

Towards the rear of the property is a private, east facing courtyard garden, timber decking, outside tap, area for planters and within view of Winkleigh's All Saints Church.

SERVICES

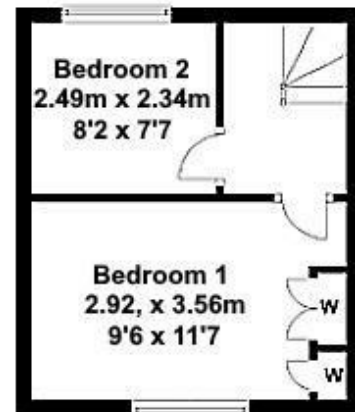
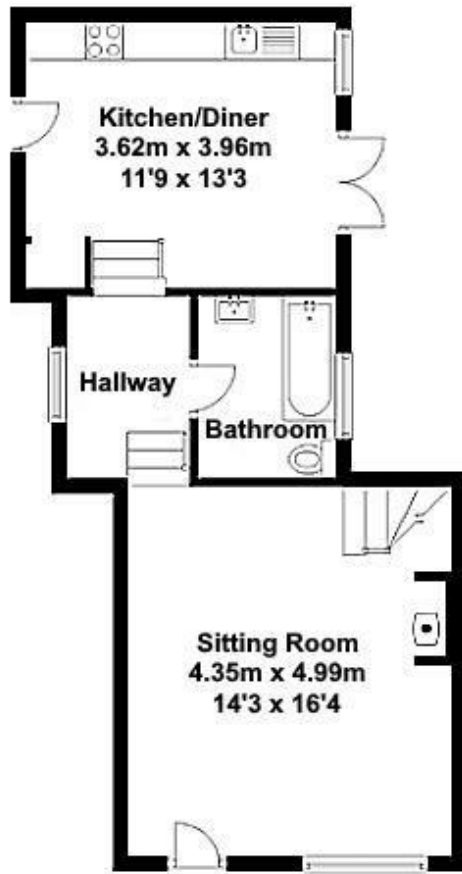
Mains Water, Electricity and Drainage

DIRECTIONS

From Okehampton proceed in a north easterly direction taking the Crediton road, the B3215. After approximately 4 miles turn left at Belstone Corner, just before the railway bridge, signposted to Sampford Courtenay. At the mini roundabout turn right onto the A3072 and after approximately 1 mile fork left to Winkleigh and then left again after ¼ of a mile. On reaching the edge of the village of Winkleigh take the left hand turning towards the village, proceeding up the hill, with the school upon the right hand side. At the T junction turn right and after a short distance left towards the village square, upon reaching the square, turn right after the Post office, follow the road down and the property will be found upon your left.



Approximate Area = 775 sq ft / 72 sq m
For identification only - Not to scale



These particulars are a guide only and should not be relied upon for any purpose.

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Devon, EX20 1HN

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Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		48	59
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	10

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