



5 Barnstaple Street

5 Barnstaple Street, , Winkleigh, Devon, EX19 8HT



Exeter 22 miles, Okehampton 11 miles,
A30 11 miles

A charming Grade II listed three bedroom cottage with attractive enclosed rear garden, situated within this favoured village location.

- Kitchen/Breakfast Room
- Living Room
- Bathroom
- 3 Bedrooms
- Utility And Office
- Gardens
- Oil Central Heating
- Village Location
- Council Tax Band B

Guide Price £337,500

SITUATION

The property is situated in the heart of the village of Winkleigh, just off the village square. Winkleigh itself 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 charming Grade II listed thatched cottage set just off the square within the heart of Winkleigh. The property offers deceptively spacious and well presented accommodation throughout, boasting a large family modern fitted kitchen/breakfast room with stripped floorboards and oil fired Rayburn. There is a generous living room with feature fireplace and woodburning stove, together with a ground floor modern bathroom. Whilst on the first floor are three good sized bedrooms. The property retains many traditional features which include beamed ceilings, exposed timbers and fireplaces, complemented by modern fittings. Adjoining to the rear is a useful utility room and a room currently used as a home office. The gardens are private and enclosed and offer seating areas and a lawned garden with mature flower and shrub borders.

ACCOMMODATION

Via front door to Entrance Hall: radiator, exposed ceiling beams, double glazed door to rear garden, doors to; Side Passage (which can also be accessed from the street and garden, the neighbouring cottage, also has a right of way over here). Kitchen/Breakfast Room: a spacious well fitted kitchen with range of contemporary base cupboards and drawers with oak work surfaces over and acrylic splashbacks. One and a half bowl sink and drainer, window to garden, integral fridge and dishwasher. Matching wall cupboards over. Oil fired Rayburn providing cooking, central heating and domestic hot water set in an original fireplace with bread oven. Stripped floorboards, window to side with window seat. Understairs storage/larder cupboard with telephone point, power and light. Door to entrance hall and opening to Living Room: feature inglenook fireplace with inset wood burning stove. Built in cupboards with glass display frontage and further storage under. Exposed stone wall, beamed ceiling, window to front elevation, telephone point, tv aerial point. radiator, wall lights and door to entrance hall. Rear Hall: with wood panelling and glazed timber door to Bathroom: wood panelling to dado height, panelled bath with glazed shower screen and electric shower over, vanity wash basin, low level wc, radiator.

Stairs to first floor Split Level Landing: exposed beams, doors to: Bedroom 1: former fireplace (not used), radiator. window to front elevation Bedroom 2: exposed A-frame timbers, window to side aspect, built in storage cupboards housing water cylinder and tank, access to storage void. Bedroom 3: window to front with deep window recess and exposed beams. Access to loft space, radiator.

OUTSIDE

Immediately to the rear is a wide courtyard area and pathway leading to a Utility Room: with plumbing and space for washing machine, tumble drier and white goods. power and light connected. Separate Office, perfect for those working from home with exposed stone wall and ceiling timbers, internet and telephone connections, power and light connected. Outside light and water tap. Garden shed and oil tank. paved steps lead up to the main lawned which is enclosed by timber fencing and traditional stone walling. There are well established beds and borders containing a variety of plants, shrubs and trees including fruit trees. Parking (not allocated) is on street to the front of the cottage.

SERVICES

Mains electric, drainage and water. Oil fired central heating.

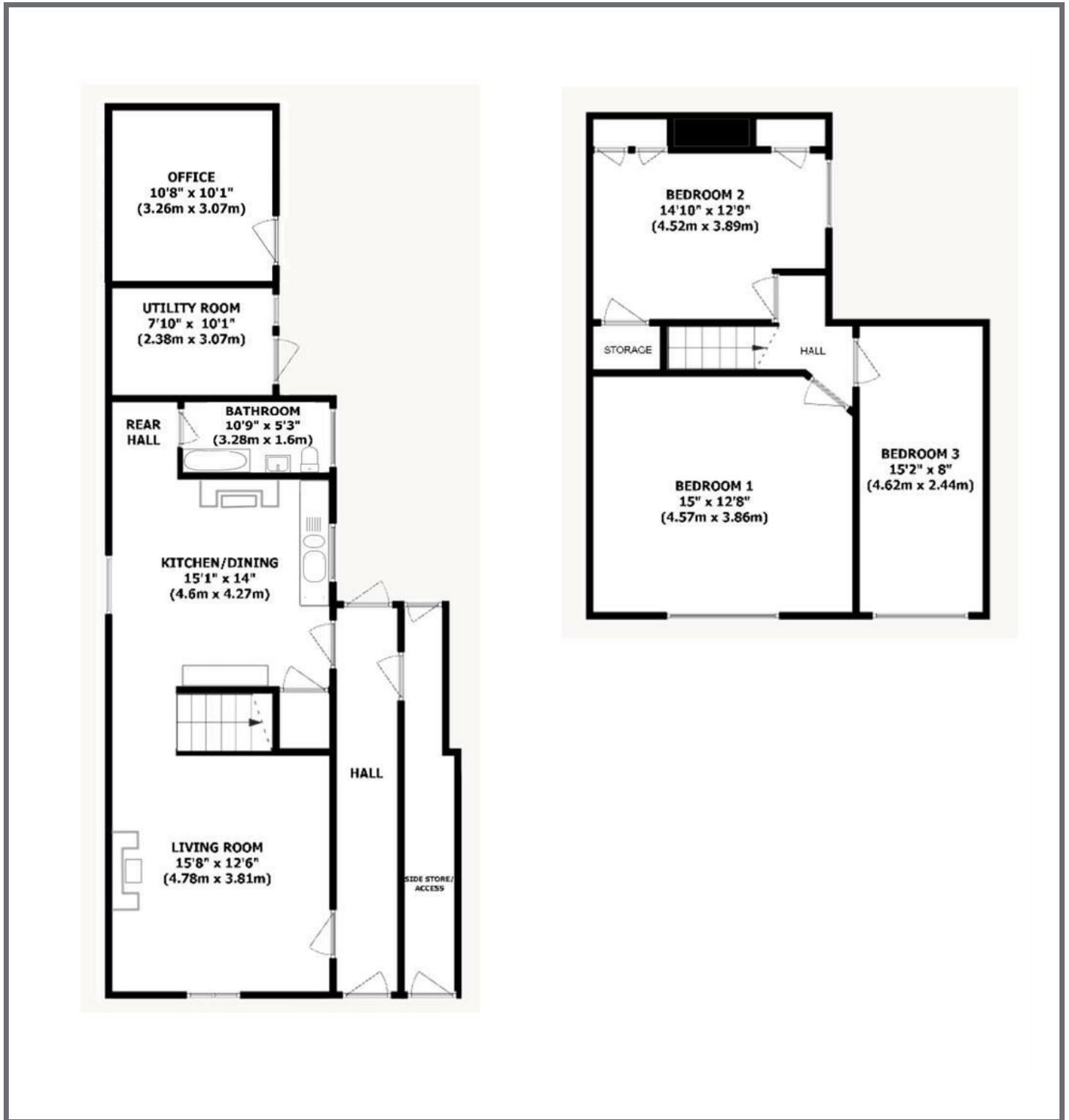
DIRECTIONS

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, Barnstaple Street will be seen upon the left hand side, no 5 will be situated a short distance along on the left hand side.

AGENT'S NOTES

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department would be more than happy to assist with achievable rental figures in the current market and also provide further information about the letting services on offer. They can be contacted on 01822 619818 and 01837 659430 or rentals.westdevon@stags.co.uk.





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