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Grooms Cottage

## Grooms Cottage, Court Walk, Winkleigh, Devon, EX19 8JA



Okehampton 10 Miles, Exeter 25 Miles.

### A charming detached cottage with large barn and walled garden.

- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Detached Barn
- Walled Garden
- No Chain
- Freehold
- Council Tax Band B
- EPC Band G

Guide Price £379,950



#### SITUATION

Grooms Cottage occupies an attractive location, adjacent to The Old Parsonage, and backing onto the Parish Church grounds. A short walk around the corner and across the church path opens to the square, which offers the village stores, post office, butchers, primary school, pre school, public houses, veterinary and doctors surgery. There are a good range of community activities for all ages, based around the community centre, village hall and sports hall. There are good transport services with daily buses to Exeter and Barnstaple and a service to Okehampton. From the village it is a ten minute drive to Eggesford Station on the branch line to Exeter. Okehampton on the northern fringes of the Dartmoor National Park and has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and sixth form college. The north and south coasts of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery.

#### DESCRIPTION

A charming Grade II listed detached single storey cottage set within its own grounds and attractive walled garden. The cottage itself is heated by oil fired central heating and in brief comprises a spacious sitting/dining room with high ceiling and open fireplace, and a well fitted kitchen/breakfast room overlooking the walled garden. A rear hall serves two double bedrooms and a bathroom. A particular feature of the property is the substantial detached Grade II thatched barn described as a Linhay/stable which dates from the late 18th Century. The barn is split into several spaces which includes a workshop, former stables, storage and a garage. Further loft rooms could provide games or hobbies rooms or home offices. The barn may have potential subject to the necessary consents for conversion. There is a delightful south facing walled garden and ample parking to the front. A viewing of this unique home is highly recommended and is offered with no ongoing chain.

#### ACCOMMODATION

Via front entrance door to SITTING/DINING ROOM: Window to front elevation, high ceiling with picture rail, ornate cast iron and tiled fireplace, radiator. Door to KITCHEN/BREAKFAST ROOM: Range of base cupboards and drawers with work surfaces over and inset sink and drainer. Matching wall cupboards over. Plumbing and space for washing machine, dishwasher and fridge. Integral electric oven and hob with extractor vent over. Tiled floor, radiator. Oil fired boiler providing hot water and central heating. Window to side overlooking walled garden. Space for table. HALLWAY: Airing cupboard housing hot water cylinder and timer controls. Further door to front elevation, radiator, exposed timbers, window to rear. Doors to, BEDROOM 1: Window to side, radiator, access to loft space, fitted wardrobe cupboard. BEDROOM 2: Dual aspect windows, feature oak screen. BATHROOM: White suite comprising pedestal wash basin, wood panelled bath with triton electric shower over and screen door, WC, window to front, tiled floor, radiator.

#### OUTSIDE

Immediately in front of the house is a gravelled parking and turning area for several vehicles, flanked by an area of lawn, with shrub/tree borders and flower beds. A gravelled pathway with rose arch leads to the cottage and main walled garden. Adjacent is the DETACHED BARN: A large attractive barn which is separately Grade II listed and in the listed

buildings notes, is described as a Linhay and Stable. It is believed to date from the late 18th Century and is partly of cob and rubble stone walls, under a hipped thatched roof. The barn currently comprises of a WORKSHOP: with double doors to front, a staircase leads to a part mezzanine loft over. A further door to the rear opens to a staircase leading down to a large REAR STORE ROOM. Adjoining are two further STORES: The larger of the two with a staircase to two FIRST FLOOR ROOMS accessed off a galleried landing, suitable for office, games room etc. At the far end are the FORMER STABLES: with original floor and mangers and separate tack room. Attached to the rear is the GARAGE: with double doors to the front. There is additional parking in front of the garage. WALLED GARDEN: A pedestrian gate opens to this lovely garden, enclosed by tile capped cob/stone walls. Largely laid to lawn with gravelled pathways and a terrace seating area. There are flower/shrub borders and a GARDEN SHED: With stable door and window to front.

#### SERVICES

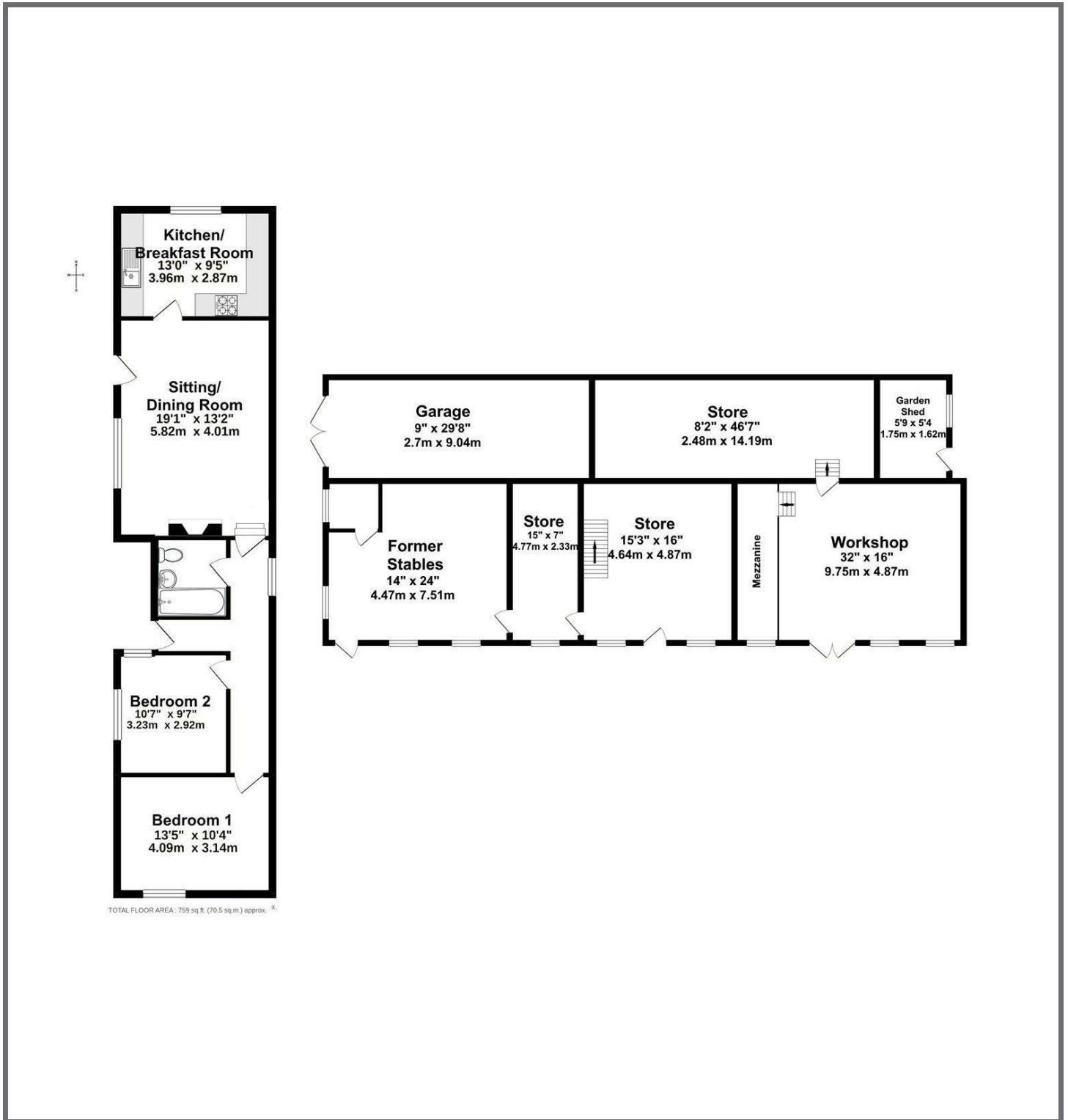
Mains Electricity, Water and Drainage. Oil Fired Central Heating.

Torridge District Council, Riverbank House, Bideford, North Devon, EX39 2QG. Tel: 01237 428700 [www.torridge.gov.uk](http://www.torridge.gov.uk)

#### DIRECTIONS

From Okehampton proceed in a north easterly direction, taking 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 turn left to North Tawton and after ¼ mile turn left again to Winkleigh. On reaching the edge of Winkleigh proceed around the village until reaching the junction with the B3220. Turn left and proceed passed the petrol station/garage on your left. Just beyond is the turning for Grooms Cottage (signed The Old Parsonage). just above the road going back into the village.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		16	
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU DIRECTIVE 2002/91/EC	

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