



**1 Rose Cottages Exeter Road, Winkleigh, EX19 8HW**  
**Offers Over £150,000**

A SEMI-DETACHED CHARACTER COTTAGE situated near the centre of Winkleigh in need of general modernisation and improvement offering THREE BEDROOM accommodation including an OPEN PLAN KITCHEN/SITTING ROOM with small FRONT GARDEN and SINGLE GARAGE with potential to incorporate into the existing accommodation subject to necessary planning permission.

## SITUATION (WINKLEIGH)

The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. The north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of facilities and amenities including three supermarkets, further shops, accountants, solicitors, a dental practice, a cottage hospital, a secondary school/community college and a golf course. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and with the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

## DESCRIPTION

1 Rose Cottages is a semi-detached character village cottage situated on Exeter Road near the centre of Winkleigh, a short walk from the shops and facilities. The property is of traditional stone and cob construction under a slate roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the accommodation is arranged over two floors and briefly comprises an oak framed Storm Porch which if glazed and finished could be a super south facing Garden Room, and a good sized open plan Kitchen/Sitting Room, whilst on the first floor there are three Bedrooms and a Bathroom. The property has previously been let out and would now benefit from a program of modernisation and improvement including re-wiring, re-plumbing, refitting the Kitchen and Bathroom suites, redecorating and reflooring. At

the front of the house shared steps and path lead up to a manageable garden with a single garage to one side, which has lapsed planning permission under Torridge District Council Application Number 1/0533/2019/FUL to convert into an Annexe, although with a small extension could be incorporated into the current accommodation, subject to gaining revised planning permission and building regulations. (AGENT NOTE: this property is reported to contain asbestos and potentially asbestos material or fibre cement in the roof, purchasers to undertake their own investigations).

## ENTRANCE

From Exeter Road, steps lead up to the Garden and the oak framed Storm Porch at the front of the house with further fully glazed Front Door opening into the

## OPEN PLAN KITCHEN/SITTING ROOM

A good sized room open plan room with a kitchen at one end fitted with a range of matching units to two sides under a laminate work surface with single drainer stainless steel sink unit at one end, set below a window to the front overlooking the garden, whilst on one side there is a built-in single oven and grill with inset four ring hob over. At the other end of the room there is the Sitting Area and the original exposed stone fireplace housing a cast iron multi-fuel stove with fully glazed sliding patio doors to one side overlooking and leading out to the front garden. At the rear of the room stairs lead straight to the First Floor Landing, electric meters and fuse boxes, oak board flooring and exposed ceiling beam.

## STAIRS AND FIRST FLOOR LANDING

From the Sitting Room, stairs with wooden balustrade and hand rail to one side lead straight to the First Floor Landing with doors to the bedrooms and bathroom.

## BEDROOM 1

An 'L' shaped double bedroom with window to the front with window seat below allowing roof top views over Winkleigh to Dartmoor in the distance.

## BEDROOM 2

A single bedroom with window to the front with window seat below and once again allowing views over Winkleigh to Dartmoor in the distance.

## BEDROOM 3

A small single bedroom with window to the rear

## BATHROOM

with matching white suite comprising a boarded corner shower cubicle housing an electric shower with glazed shower screen to one side, a low level WC, and a pedestal wash hand basin with extractor fan over.

## **OUTSIDE**

From Exeter Road, some shared steps and a path lead up to the Front Garden, which is of a manageable size and gives access to the Storm Porch. Also from Exeter Road access can be gained into the garage which is currently semi-derelict but benefits from lapsed planning permission under Torridge District Council Application Number 1/0533/2019/FUL to convert into an Annexe, although with a small extension could be incorporated into the current accommodation, subject to gaining revised planning permission and building regulations.

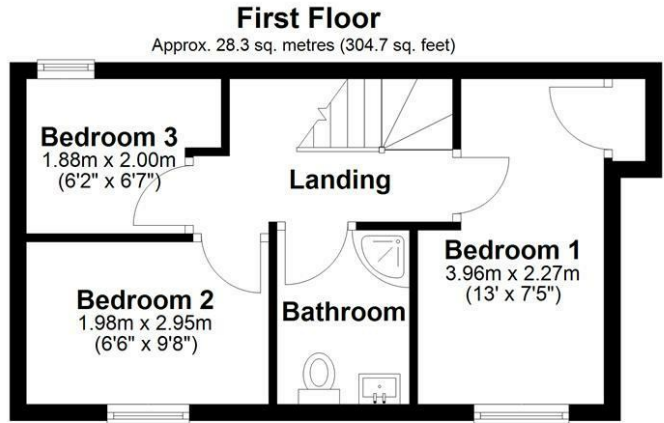
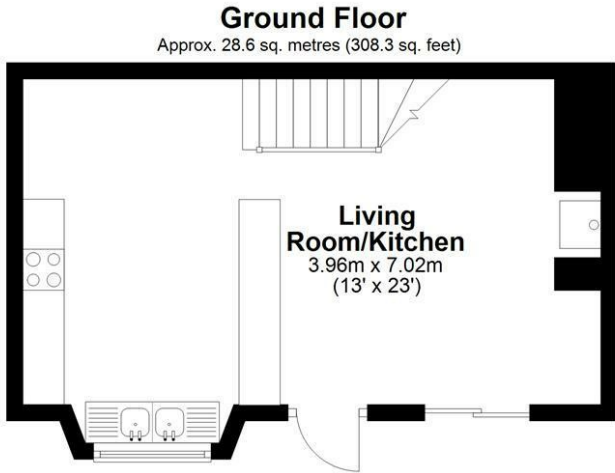
## **SERVICES**

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Council Tax Band A (£1486.53 - 2023/2024). Standard broadband speed of 19 Mbps and Superfast broadband of 80 Mbps is shown as being available at this property. Mobile phone and mobile internet available with O2 and Vodafone (all broadband and phone information supplied by Ofcom checker).

## **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

# Floor Plan



Total area: approx. 57.0 sq. metres (613.1 sq. feet)

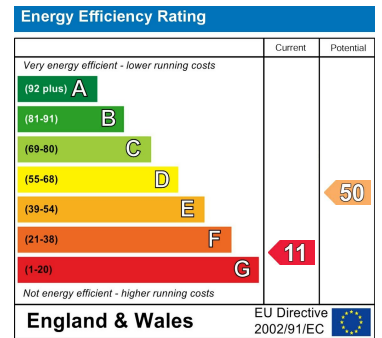
Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## 1 Rose Cottage

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.