



## The Round House Exeter Road, Winkleigh, EX19 8JJ

**Price Guide £325,000**

\*\*\* GUIDE £325,000 to £350,000 \*\*\* VENDORS PREPARED TO BREAK CHAIN \*\*\* A newly renovated and much improved detached character VILLAGE COTTAGE offering well laid out TWO BEDROOM accommodation with a pretty secluded SOUTH FACING GARDEN allowing roof top views over Winkleigh and glimpses of Dartmoor in the distance, with a DETACHED GARAGE/WORKSHOP and SPACE FOR TWO CARS in a convenient location a short walk from the centre of the village

## 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

The Round House is a newly renovated and attractively presented period detached village cottage standing in a convenient location close to the Church, offering character two-bedroom accommodation. The cottage is of traditional stone and cob construction with rendered and colour washed elevations under a slate tiled roof, with a more recent single storey flat roof addition to the front, which comprises the Garden/Dining Room and the front half of the Kitchen. Internally the cottage offers delightful character accommodation which is of a good size and has been tastefully upgraded by the current owners including redecorating throughout and renovating both the bathroom and kitchen to include quartz overlay tops and new appliances (shower, screen, taps and cooker, tap and granite sink). Outside the cottage

has also been substantially improved having been painted externally and the creation of a timber decked, part covered bar, seating and dining area which has been designed to make the most of the evening sun. The garden has also been newly fenced to create a private, secure and safe environment for children and pets. Meanwhile, accessed from Exeter Road, is the detached garage and workshop with space to park one car inside and one space in front of the doors. Beyond the garage is a gate into the Garden, access to the stone and cob Log Store, and the Front Door into the Storm Porch. In all The Round House is a newly renovated detached character cottage offering imaginatively presented character accommodation with the benefit of a part covered Garden, a Garage and parking for two cars.

## ENTRANCE

From the Front Garden, a fully glazed uPVC Front Door opens into the

## GARDEN/DINING ROOM

A light and airy south facing room with one side comprising full length uPVC picture windows with sills below, enjoying lovely views over the garden. To the rear of the room internal French Doors open to the Sitting Room, whilst to the side a fully glazed multi-pane door opens into the Kitchen. Electric Heater.

## KITCHEN/BREAKFAST ROOM

Again, with a uPVC picture window to the front, with a tiled sill, overlooking the garden, and a range of painted wall and floor units to two sides under a quartz overlay worksurface with tiled splashbacks and an inset one and a granite sink unit with mixer tap, space and plumbing for washing machine and dishwasher below and a new integrated freezer to one side. Also on one side is an new electric single oven and grill with inset four ring ceramic hob and pull-out extractor fan over set between a range of matching wall cupboards, one housing the electric meters. At the far end of the room a small original multi-pane window looks out onto Church Hill, stairs lead to the First Floor Landing, a character panel door opens to the Sitting Room and a further wooden character panel door opens into the walk-in Larder Cupboard fitted with shelving. The Kitchen also benefits from an inset ceiling downlighting, a telephone point and electric heater.

## WALK-IN LARDER CUPBOARD

A walk-in Larder Cupboard incorporating the understairs recess with a range of storage shelving and small window to the side.

## SITTING ROOM

A beamed character room with feature traditional white Devon brick flooring, and a feature exposed stone fireplace at the rear housing a cast-iron

multi-fuel stove with inset heavy beam over, original bread oven to one side and stone hearth. At the front French Doors open into the Dining Room whilst to the side a half-glazed door opens to the Side Porch. On one side of the fireplace is a feature display niche, four wall lights and a TV point.

### **SIDE PORCH**

being of uPVC double glazed construction under a triple polycarbonate roof with plant shelves on either side and a uPVC Back Door opening onto a path at the side of the property and leading to a wood store at the side of the porch, being of cob and stone construction and a rendered flat felt roof. The path in turn leads around the rear of Round House onto Church Hill.

### **STAIRS AND FIRST FLOOR LANDING**

Returning to the Kitchen, easy turn stairs with handrail to one side, lead to the First Floor Landing with doors off to the Bedrooms and the Bathroom and hatch to roof space. On the far side of the stairwell is a further small area of Landing, with a window to the side, suitable for a display or storage area.

### **BEDROOM 1**

A lovely character room with part sloping ceilings, part exposed painted roof beam and uPVC double glazed window to the front with deep sill enjoying lovely rooftop views over Winkleigh to Dartmoor in the distance.

### **BEDROOM 2**

Again, with part sloping ceiling, part exposed painted roof beam and uPVC double glazed window to the front with deep sill, enjoying lovely rooftop views over Winkleigh to Dartmoor in the distance.

### **BATHROOM**

Again, with part sloping ceiling and a fitted matching white suite comprising a panel bath with fully tiled splashbacks and 'Mira' electric shower over with shower screen to one side; wall mounted wash hand basin with tiled splashbacks and cupboard below; and low-level WC set below an obscure glazed window to the side. The bathroom also benefits from an extractor fan, and half painted pine panel walls. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion and good range of slatted shelving over.

### **OUTSIDE**

From Church Hill, a custom made wooden gate opens onto a gravel path which leads along the side the wood store and around to the front of the cottage to the Garden/Dining Room. The path continues to the far side of the cottage, passing the rear of the garage on the left, to a second pedestrian gate which opens onto the footpath

adjoining Exeter Road and Church Hill. Immediately to the right is the newly roofed Log Store and beyond that is the Side Porch allowing access into the Sitting Room. The path continues past the Porch and around to the rear to Church Hill. Turning left, the footpath leads down to Exeter Road, passing the pedestrian door into the Garage. To the front of Round House, which has been newly painted externally, there is a stunning cottage garden set well above the level of Exeter Road being mainly laid to lawn and affording much privacy. The garden has been substantially improved by the current owners and creates a delightful feature of the property, with the creative addition of a custom made timber decked, part covered bar, seating and dining area which has been designed to make the most of the evening sun. The garden has also been newly fenced to create a secure and safe environment for children and pets.

### **DETACHED GARAGE**

From Exeter Road, a gravel splay allowing parking for one car and access to folding wooden doors into the detached Garage/Workshop about 17'6" x 11'9" of heavy railway sleeper construction under a dual pitch GI roof with concrete floor and window to the side, light and power are connected, and space to park one car inside. The current owners also park a second car on Church Hill immediately to the side of the house and adjacent to the Kitchen.

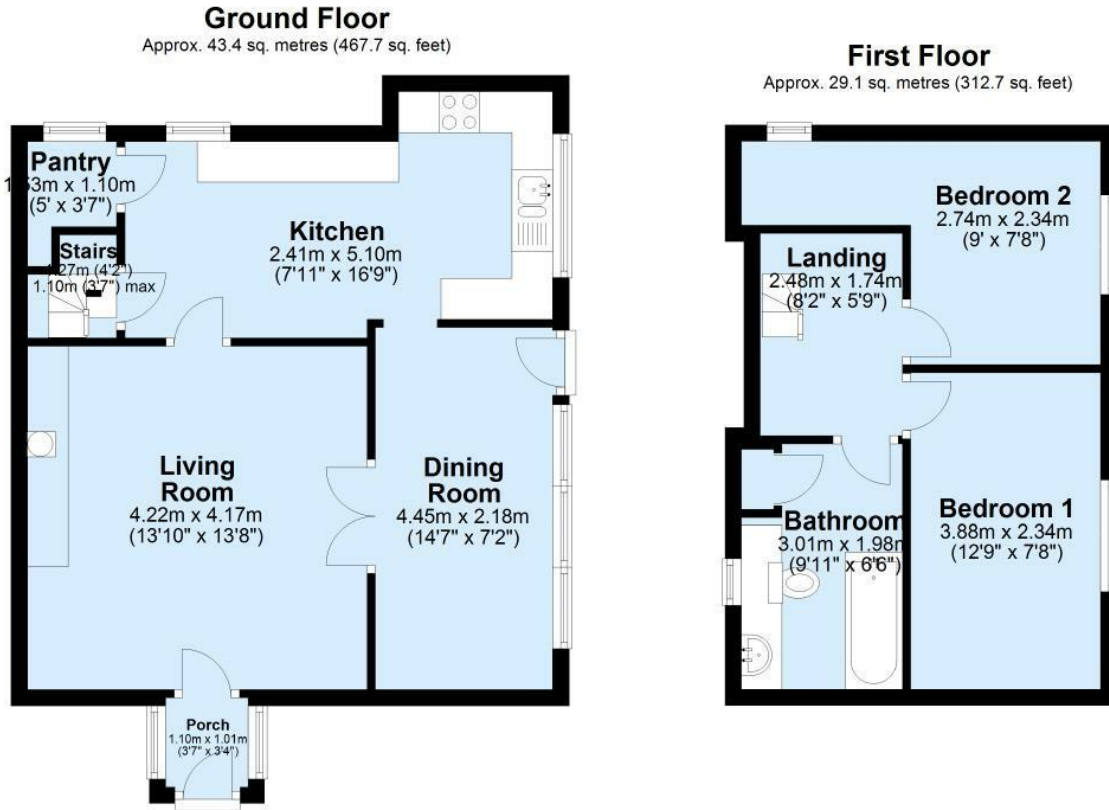
### **SERVICES**

Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 19 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by EE, Vodafone and 02. Council Tax Band C - 2024/25 £2075.85.

### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

## Floor Plan



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

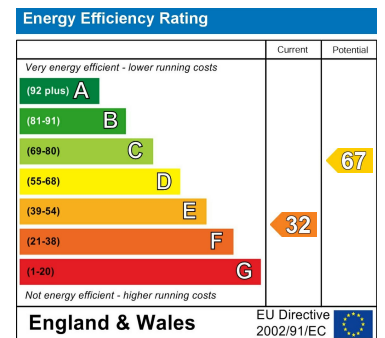
For Identification purposes only.  
Plan produced using PlanUp.

### The Round House

## Area Map



## Energy Efficiency Graph



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