



4 Barnstaple Street, Winkleigh, EX19 8HT

Guide Price **£200,000**

4 Barnstaple Street

Winkleigh

- Grade II Listed thatched cottage full of character
- Just off the centre of Winkleigh with great village amenities
- Cosy living and dining space with woodburner
- Two double bedrooms with upstairs bathroom
- Smart electric heating alongside traditional features
- Well maintained with recent thatch works completed
- Beautifully presented and ready to enjoy
- South west facing enclosed courtyard garden
- Ideal main home, lock up and leave or holiday let
- No onward chain for a straightforward purchase

Just a short walk from the centre of Winkleigh, this is a proper Devon cottage. Thatched, full of character and set in a village that still has a real buzz about it, with a pub, shop, excellent butcher, cafes and miles of walks all on hand.

The cottage itself has been really well looked after and feels easy to live in. The living and dining space is cosy without being cramped, with a wood burner at its heart, and the kitchen sits neatly to the rear. There's a nice balance here between character and practicality.

Upstairs, there are two good double bedrooms and a clean, simple bathroom. Heating has been sensibly upgraded too, with modern electric systems alongside the wood burner, so it works just as well for everyday use as it would for a second home.





Outside, there's a south west facing courtyard garden, enclosed and easy to manage, ideal for sitting out without a lot of upkeep.

The thatch has also been well maintained, with works carried out in recent years, so that side of things is already taken care of. It's being sold with no onward chain, and would suit a range of buyers, whether as a full time home, a weekend place or even a holiday let.

Please see the floorplan for room sizes.

Current Council Tax: Currently on business rates as a holiday let but was previously Band B - Torridge

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Smart electric and wood-burner

Construction: Cob/Thatch

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking: Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



Broadband & Mobile Coverage: Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging: Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

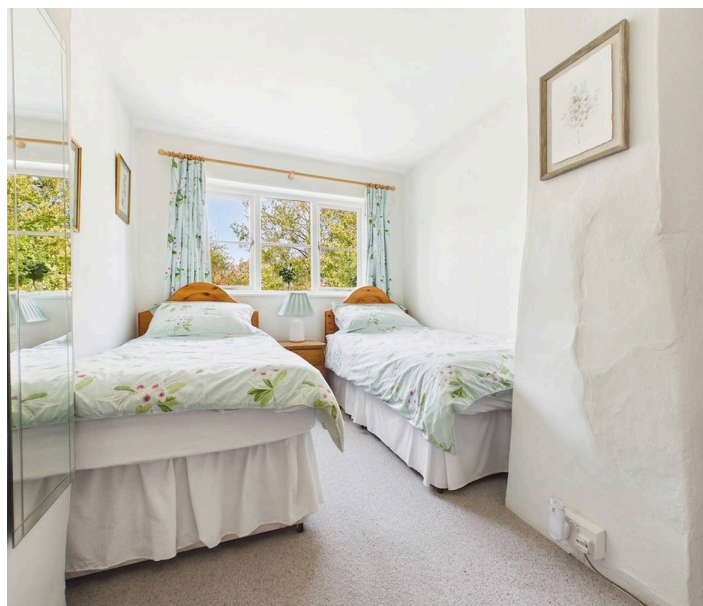
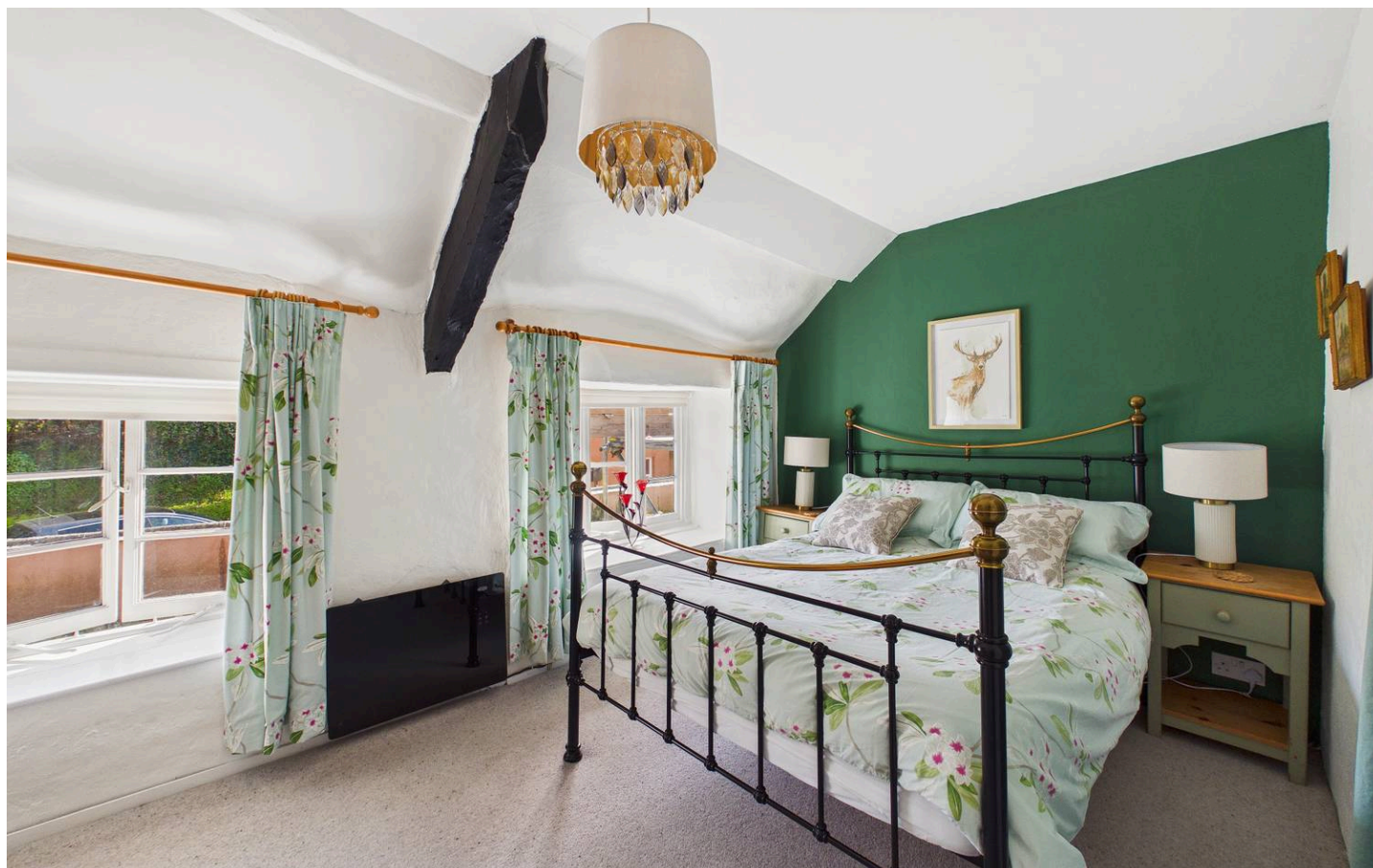
Rights of Way: We're informed by the seller that the property benefits from a right of way over neighbouring land to access the garden. Buyers are advised to confirm details and legal status with their conveyancer.

Thatch / Cob Construction: We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

Chain Status / Vacant Property: We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

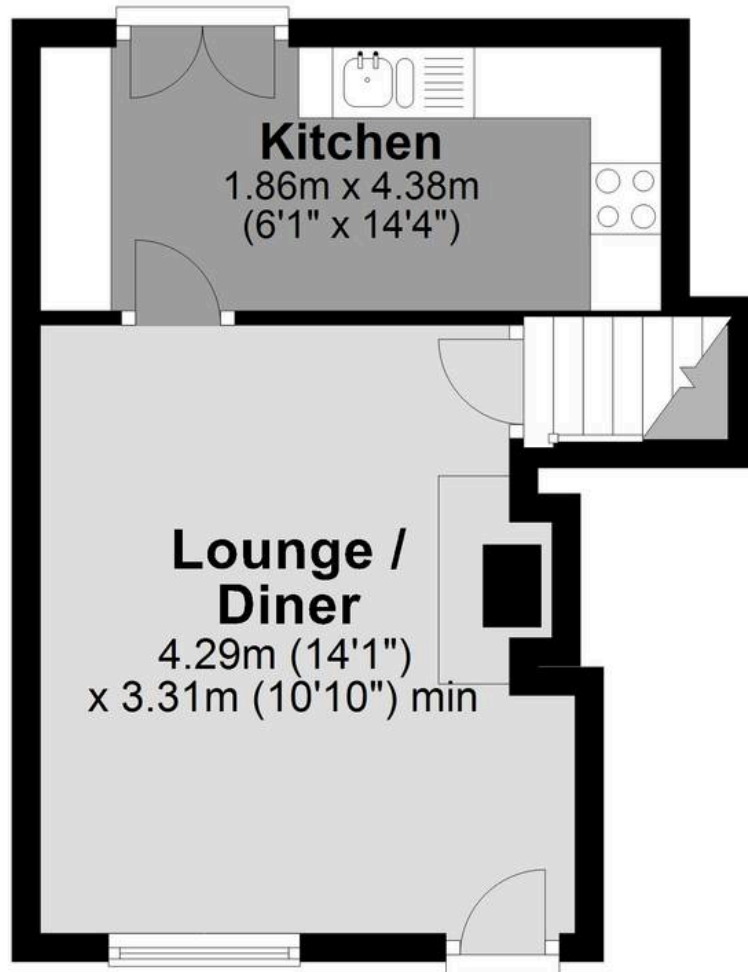
DIRECTIONS : For sat-nav use EX19 8HT, unrestricted on road parking is found on Barnstaple Street.

What3Words: ///invoices.helpless.epidemics



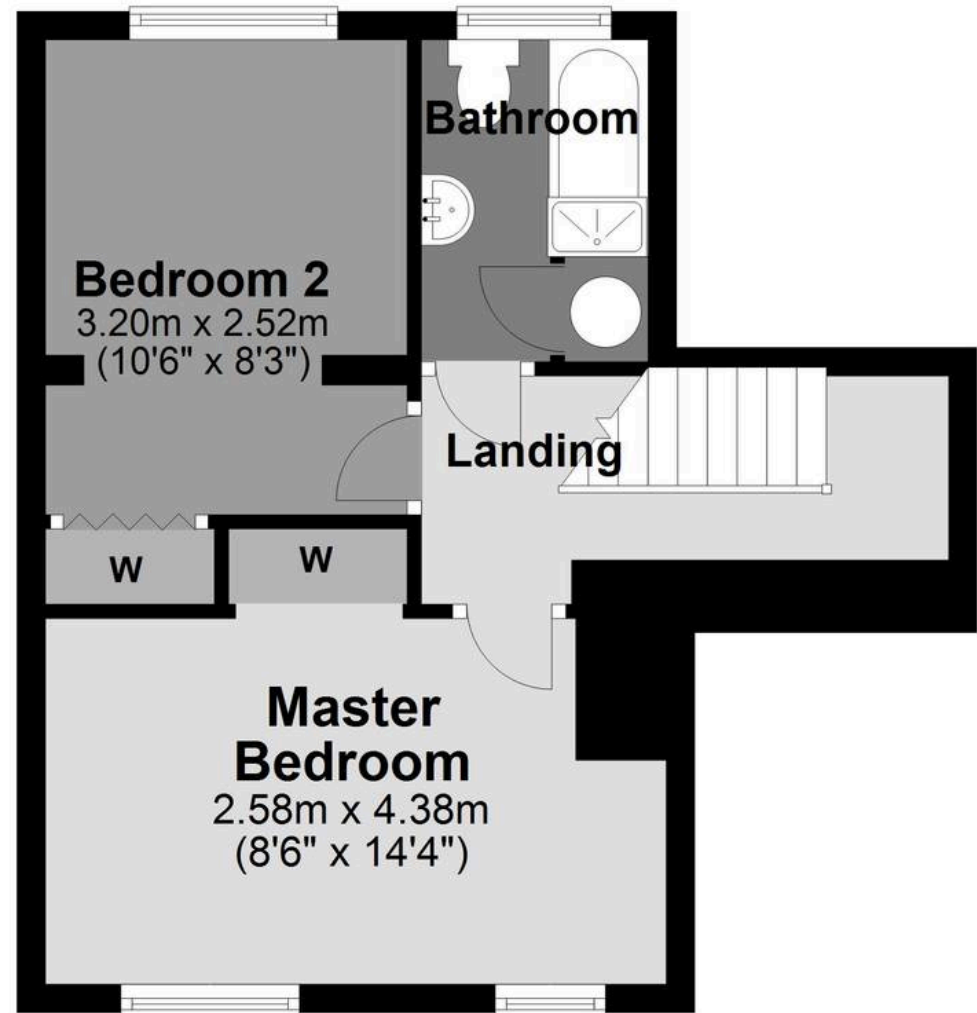
Ground Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 56.4 sq. metres (606.9 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.