

STAGS

# Thistle Park

# Thistle Park

, Winkleigh,  EX19 8DW

Winkleigh 2 Miles, Dolton 4 Miles, Exeter 24 miles.

## A spacious detached bungalow set in gardens and grounds of approximately 6.3 acres.

- Sitting/Dining Room
- Four Bedrooms
- Double Garage And Parking
- No Ongoing Chain
- EPC Band E
- Kitchen/Breakfast Room
- Shower Room And Cloakroom
- Gardens And Paddock (6.33 Acres)
- Freehold
- Council Tax Band F

## Guide Price £595,000

## SITUATION

The property is located down a shared lane on the outskirts of the popular village of Winkleigh. The village 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 three supermarkets including a Waitrose, leisure centre and 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

The property is believed to have been originally constructed in the late 1960's and is heated by oil fired central heating. The bungalow itself offers spacious 3/4 bedroom accommodation throughout and is offered with no ongoing chain. This lovely home is set in gardens and grounds of 6.3 acres and would suit those looking for space for animals, horses or recreational space. Further benefits include ample parking and a double garage.

## ACCOMMODATION

Covered entrance porch and door to ENTRANCE HALL: A spacious hallway with two built in storage cupboards and doors to, DINING ROOM/LIVING ROOM: Hatch to kitchen, sliding patio doors to garden, arch to sitting area with bay window to garden and stone fireplace and mantle.
KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with work surfaces over and inset sink and drainer, matching wall cupboards over. Electric cooker with hob above and extractor hood over. Plumbing and space for dishwasher. Window to rear overlooking the garden. Oil fired Rayburn providing hot water and cooking facilities. Fitted breakfast bar. Airing cupboard housing hot water tank and linen shelving. PANTRY: Fitted cupboards and space for white goods. Window to side aspect. SIDE PORCH: With fitted cupboards, window to side and door to driveway. UTILITY/BOILER ROOM: Accessed externally with plumbing and space for washing machine and housing the oil central heating boiler. CLOAKROOM: WC, pedestal wash basin, opaque window to front. BEDROOM 1: Bay window to front elevation. BEDROOM 2: Window to rear overlooking the garden. BEDROOM 3: Window to rear overlooking the garden. BEDROOM 4/STUDY: Fitted shelving and Cupboards. window to front elevation. SHOWER ROOM: Large walk in shower cubicle with electric shower. WC, pedestal wash basin. Opaque window to front. Heated towel radiator.

## OUTSIDE

The property is approached initially over a shared private lane before turning into its own private driveway. The drive provides parking for numerous vehicles and leads to the DOUBLE GARAGE: With twin up and over doors, light water and power connected. Adjacent is a useful GARDEN SHED and just beyond is a STATIC CARAVAN (Used for storage). Extensive gardens surround the property, with the main garden lying to the rear being primarily laid to lawn with mature flower and shrub borders. There are a number of matures trees and a wildlife pond. A pedestrian gate from the garden opens to the paddock which has also access from the lane, being largely level and suitable for a variety of uses. The total plot extends to approximately 6.33 acres

## SERVICES

Mains electricity, water and private sewerage treatment plant drainage. Oil fired central heating.
Broadband Coverage; Standard available upto 9 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE and Airband. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Mobile Coverage: EE and 3 good outdoor (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## DIRECTIONS

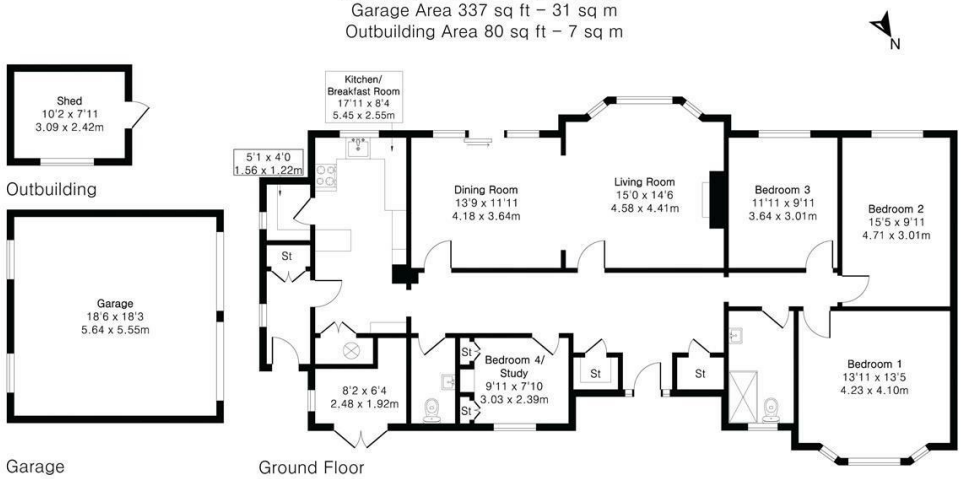
For SAT NAV purposes the postcode is EX19 8DW.
what3words pulse.nerve.jugs







**Approximate Gross Internal Area 1619 sq ft - 150 sq m**
**(Excluding Garage & Outbuilding)**
Garage Area 337 sq ft – 31 sq m
Outbuilding Area 80 sq ft – 7 sq m



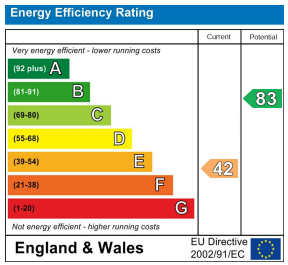

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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