



6 BARNSTAPLE STREET Beautiful & Modernised Cottage in Desirable Village
OFFERS OVER £290,000 WINKLEIGH

MILLER TOWN &
COUNTRY
exp uk



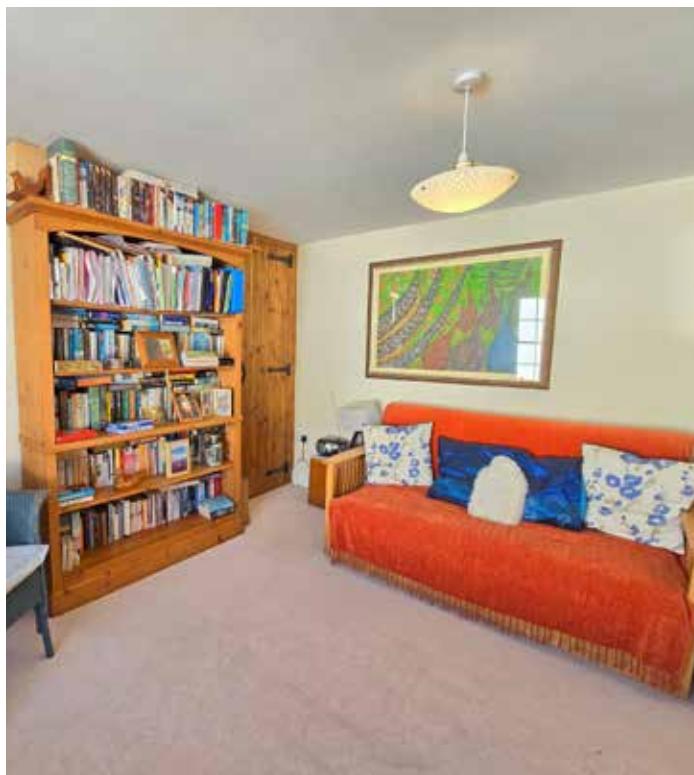
- » Spacious Period Cottage
- » Sympathetically Renovated
- » Grade II Listed
- » Wealth of Charm and Character
- » 3 Double Bedrooms
- » Private Garden to Rear

The Property

This pretty period cottage sits in the heart of the popular village and is just a few yards from the village square and a wide range of local amenities. The cottage is light and airy with large windows to the front and generous ceiling heights and really needs to be viewed to appreciate the spacious accommodation, concealed behind the front facade. The vestibule opens into a large bright sitting room with stone fireplace. The kitchen is modern and bright with an excellent range of wall and floor cupboards and there is plenty of space for dining and entertaining with friends and family. Beyond this is a useful utility room and cloak room/WC. On the first floor are 3 double bedrooms and a well appointed family bathroom.

Outside

Outside to the rear is a small area of patio, beyond which is a fully enclosed lawned garden with 2 sheds, and the remnants of an ancient cobblestone track.





GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Location

The property is located in the heart of the charming village of Winkleigh, just steps from the square. The village has a vibrant community, and local amenities include a general stores, post office, butchers, cafes, doctors surgery and public houses as well as a highly respected primary school. Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approx. 40 minutes.

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VIEWING:

Strictly through the vendor's sole agents
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KEY INFORMATION

3 Bedrooms

EPC Rating: Exempt

1 Bathroom

Council Tax Band: C

1 Reception Room

Tenure: Freehold

No

Broadband: FTTC. *Per Ofcom

Grade II listed

Mobile Signal: Variable to good. *Per Ofcom

Heating: Electric

Utilities: Mains electricity, water and drainage

Restrictions: None known

Easements, Wayleaves: None known

Public Rights of Way: None

Flooding: None known

Notable Construction Materials: Cob and thatch

Building Safety Concerns: None known

Mining Area: No

Planning Permission / Proposed Developments: None known

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