



godfrey short & squire

Sanctuary Gate Cottage, Iddesleigh
£585,000

Sanctuary Gate Cottage

Iddesleigh, Winkleigh

This beautifully presented detached cottage offers an exceptional blend of period charm and modern comfort, set in a breathtaking rural landscape. The property features three inviting bedrooms, each highlighted by exposed wooden beams, large windows, and built-in storage, creating bright and characterful retreats. The spacious living areas include two reception rooms: a cosy lounge with a wood burning stove set within an exposed stone fireplace, and a welcoming dining area with elegant wood flooring and abundant natural light. The stylish kitchen is fitted with modern grey cabinetry, integrated appliances, and an attractive backsplash, providing ample storage and a vibrant, contemporary space for cooking and entertaining. A sleek family bathroom boasts a modern shower enclosure, heated towel rail, and tiled walls, combining functionality with luxury.

The cottage is surrounded by expansive, well-maintained gardens that are a true standout feature. Mature trees, vibrant flower beds, and lush lawns offer a tranquil setting, ideal for family gatherings, outdoor entertaining, or peaceful relaxation. Several charming outdoor seating areas provide perfect spots to enjoy the picturesque countryside views. The property benefits from a private gravel driveway and a double carport, ensuring convenient and secure off-road parking for multiple vehicles. The landscaped grounds are complemented by stone walls, decorative fencing, and a quaint pathway, all enhancing the cottage's rustic appeal and sense of privacy. Additional benefits include garden access from the main living room via sliding doors, flooding the interior with



Kitchen

13' 7" x 7' 7" (4.13m x 2.30m)

Sun Room

28' 8" x 8' 10" (8.74m x 2.70m)

Bedroom 1

14' 3" x 11' 10" (4.34m x 3.60m)

Bathroom

8' 6" x 7' 7" (2.60m x 2.31m)

Bedroom 2

14' 3" x 11' 11" (4.34m x 3.63m)

Bedroom 3

9' 2" x 7' 7" (2.80m x 2.30m)

Porch

Utility Room

Wc

3' 11" x 3' 3" (1.20m x 1.00m)

Dining Room

16' 5" x 13' 5" (5.00m x 4.10m)

Living room

14' 5" x 13' 5" (4.40m x 4.10m)

Living Room

14' 5" x 13' 5" (4.40m x 4.10m)

Sun Room

28' 8" x 8' 10" (8.74m x 2.70m)

Boiler Room

Bedroom 1

14' 3" x 11' 10" (4.34m x 3.60m)

Bathroom

8' 6" x 7' 7" (2.60m x 2.31m)

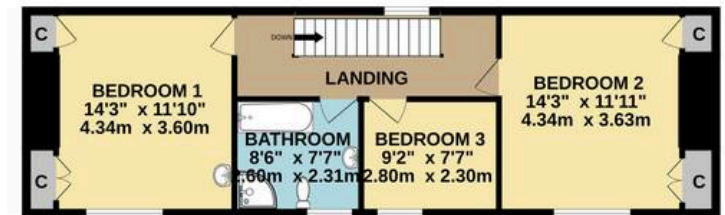
Bedroom 2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026