



**LINDEN HOUSE**  
O.I.R.O £625,000

Stunning Period Home in the Heart of this Sought After Village  
**WINKLEIGH**

**MILLER** TOWN & COUNTRY  
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# LH

## Linden House

- » Stunning 5/6 Bedroom Period Home
- » In the Heart of the Village
- » Close to Amenities
- » Grade II Listed
- » Five Reception Rooms
- » Modern Kitchen
- » Many Original Features
- » Chain Free



### The Property

One passes through a wrought iron gate and up the garden path to a patio storm porch with two pillars on either side and a solid timber door with ornate top screen gives access to the entrance porch with a large sitting room to one left having high ceilings and two sash windows to front, along with an open fireplace. A pair of large arched double doors lead to the snug, off which is a rear hall and study and large boot room as well as to the right a large dining hall with gallery above. From the dining hall a door leads into the kitchen and off this is a further hall with stairs to a hobbies room / sixth bedroom and a ground floor shower room/WC. There is access to the utility area and a large storage shed along with steps down to the cellar. On the first floor is an impressive morning room with moulded cornices and open fire with inlaid tiled surround and wooden outer surround and mantle piece. There are three large double bedrooms on this floor with one en-suite and a further having access to a Jack and Jill bathroom. On the second floor are two further double bedrooms and a large store room/Cloakroom/WC.

## Accommodation

The light and airy accommodation is typical of this era with high ceilings and many original features such as moulded cornices, picture rails and open fires. There is some wonderful parquet flooring and the long windows fill the house with natural daylight. The cellar space is ideal for a wine cellar or additional storage and the first and second floor accommodation enjoys extensive rooftop views to Dartmoor National Park





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## Outside

Immediately to the front of the property is a generous front garden enjoying a westerly aspect which enjoys the afternoon and evening sun. This is laid mainly to lawn with a central path and steps, leading to the front door. Across the lane is a further extensive area of garden and a large garage workshop with store room over and a small shed behind for tool storage. This is level and predominantly has a spacious summerhouse, and several established shrub beds. There is also a good deal of parking on this area, suitable for several vehicles.






















## 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.





## KEY INFORMATION

 5 Bedrooms	 EPC Rating: TBC
 3 Bathrooms	 Council Tax Band: G
 5 Reception Room	 Tenure: Freehold
 Ample parking plus large garage and workshop	 Broadband: FTTC *Per Ofcom
 Grade II listed	 Variable: *Per Ofcom
 Heating: Oil & rayburn	 Not suitable for wheelchair users
 Utilities: Mains electric, water and drainage.	
 Restrictions: None known	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None Known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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### VIEWING:

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