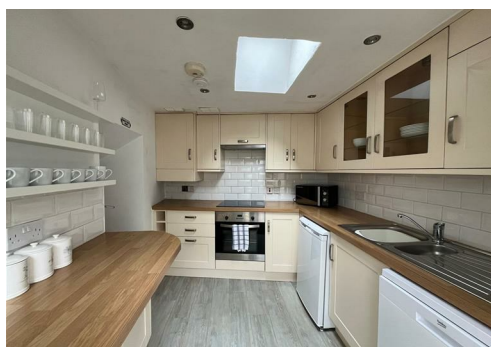




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Vineyard Cottage



Exeter 22 miles, Okehampton 11 miles,  
A30 11 miles

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A charming Grade II Listed  
Cottage within the popular  
Devonshire village of Winkleigh.  
Offered Chain Free

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- Three Bedrooms
- Sitting Room
- Dining Room
- Enclosed Rear Courtyard
- Original Features Throughout
- Grade II Listed
- Close Proximity of Village Centre
- Chain Free
- Council Tax Band - B
- Parking Nearby

Guide Price £242,500

### SITUATION

The property is situated in the heart of the 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

A charming Grade II listed three bedroom terraced cottage in the heart of the popular and sought after mid Devon village of Winkleigh. The cottage is part double glazed and offers cosy living space throughout. On the ground floor, the sitting room is nicely presented with an inglenook fireplace with a door leading through to the kitchen with a number of cabinets and access to the rear garden. The dining room offers a good size family room with door to garden. The first floor comprises of three bedrooms, with a generously sized family bathroom. Further to this, the property also includes a rear private courtyard garden with access to the side of the property which currently acts as the utility area.

### ACCOMMODATION

Timber front door to Entrance Hall, stairs to first floor, doors to: SITTING ROOM: window to

front, feature stone fireplace with wood burning stove on slate hearth, door to understairs storage, door to KITCHEN: Range of timber base wall and floor cabinets, dual stainless steel sink with mixer tap and drainage area, built-in electric oven with induction hob and extraction unit over, space for fridge, dishwasher, door to rear garden, Velux window above. DINING ROOM: Window to front, door to rear garden.

FIRST FLOOR LANDING: window to rear, doors to: BEDROOM 1: Exposed timber beams, open feature fireplace with ornate design and mantel above, window to front. BEDROOM 2: built-in storage, window to front. BEDROOM 3: Window to front. BATHROOM: Pedestal wash basin with storage below, low level W.C., electric shower, window to rear.

### OUTSIDE

Directly to the front of the property is a patio area within a boundary metal fence, while to the rear of the property is an attractive enclosed courtyard garden with seating area, and access in to both the Kitchen and Dining Room. To the side of the property is a enclosed STORE that is currently in use as a utility room, this can be accessed from both the front and the back of the property.

### SERVICES

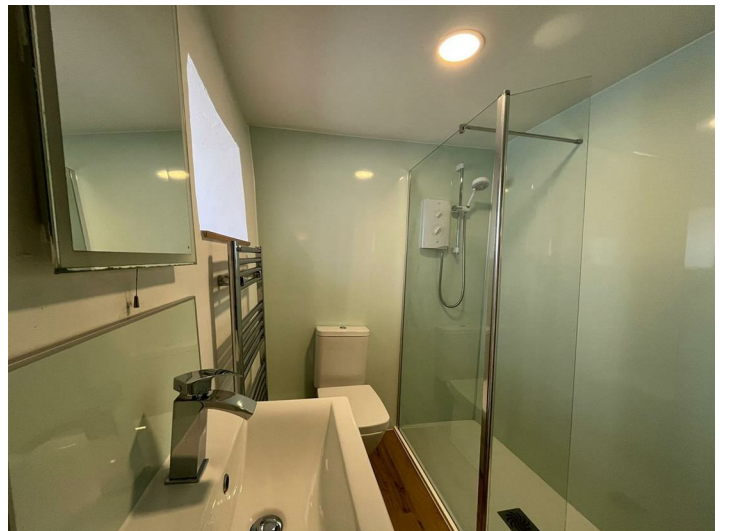
Mains Water, Electricity and Drainage.  
Broadband: Standard likely to be available.  
Mobile Coverage: Likely to be available.

### DIRECTIONS

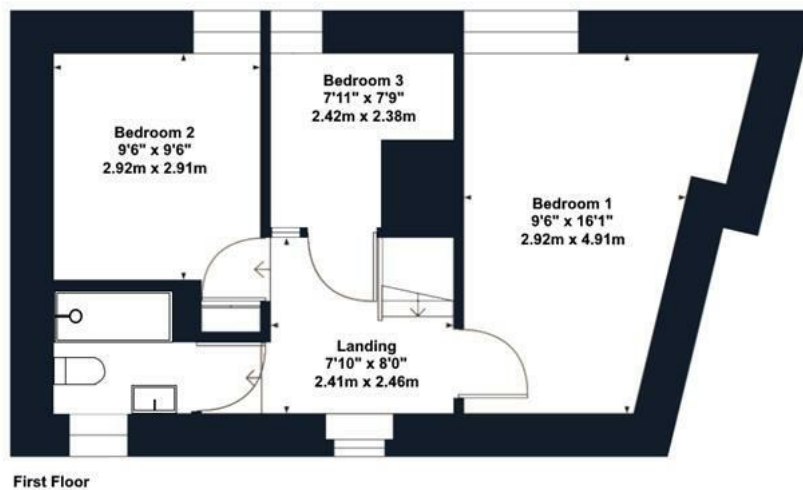
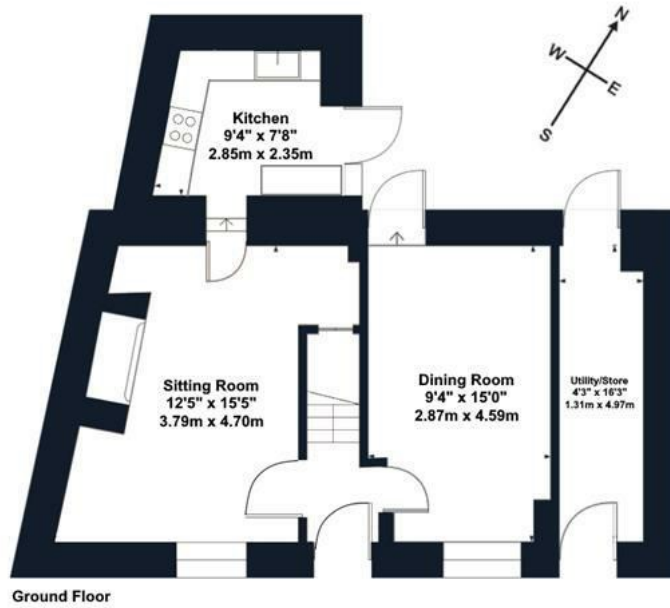
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### AGENT'S NOTES

The property has been previously run as a successful holiday let, please contact the agents Stags for further details.



Approximate Area = 920.86 ft<sup>2</sup> / 85.55 m<sup>2</sup>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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