



Holly Cottage, The Square, Winkleigh, EX19 8HJ

Guide Price £385,000

Holly Cottage

The Square, Winkleigh

- Semi detached cottage in edge of village Square location
- Well proportioned layout
- 3 Double bedrooms
- 2 bathrooms, each with bath, shower and wc
- Lounge with inglenook fireplace
- Separate dining room
- Light and bright spacious kitchen
- Walled cottage garden with garden room
- Parking & Garage
- Close to all the village amenities
- Spectacular views towards Dartmoor nearby

This hidden gem of a cottage is tucked away on a quiet lane near the churchyard in Winkleigh. Turn left when you open the door, and you will see panoramic views towards Dartmoor within a 2 minute walk; turn right, and you will be in the village square. A three-bedroom semi-detached cottage set at the top of the village square in Winkleigh, combining traditional character with practical features that make everyday living easier. Holly Cottage offers the appeal of village life while avoiding some of the compromises often associated with older homes. Behind its traditional appearance is a well-proportioned interior with higher ceilings, good room sizes and modern improvements including uPVC double glazing, oil-fired central heating and a contemporary kitchen extension.





The lounge provides a welcoming centre to the home, with an inglenook fireplace adding a period feature and a natural focal point. A separate dining room offers a dedicated space for meals or entertaining, while the modern kitchen extension at the rear creates a brighter, more practical area for everyday living. The kitchen is fitted with white shaker-style units, has space for a dining table and benefits from patio doors opening onto the garden.

Upstairs, the principal bedroom is a generous room with fitted wardrobes and its own ensuite bathroom with bath and shower over. A further double bedroom and a smaller double or large single bedroom provide flexible accommodation, with a separate family bathroom serving the remaining rooms.

Outside, the property has a private walled garden wrapping around the rear and side, creating a sheltered private cottage-style space for sitting out and enjoying the village setting. A garden room, added just 4 years ago, provides useful additional space for working from home, hobbies or storage.

One of the standout features is the private parking, with space for up to two small vehicles or one larger vehicle, along with a separate garage. The cottage sits on a quiet lane leading to the churchyard, which has spectacular views towards Dartmoor, but also with everyday amenities close by including two pubs, a village shop, butcher and café, along with access to the church walkway.

Overall, Holly Cottage offers a balance of character and convenience: a traditional village home with the warmth and atmosphere buyers look for, alongside the practical additions that make it straightforward to maintain and enjoy.

Please see the floorplan for room sizes.



Current Council Tax: Band B – Torridge 2026/27 – £1994.09

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Construction: Cob & Stone

Listed: No

Conservation Area: Yes

Tenure: Freehold

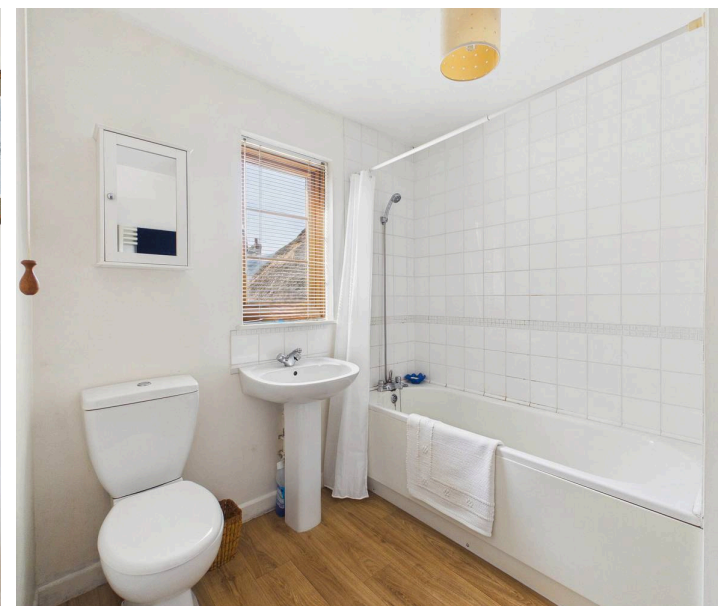
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

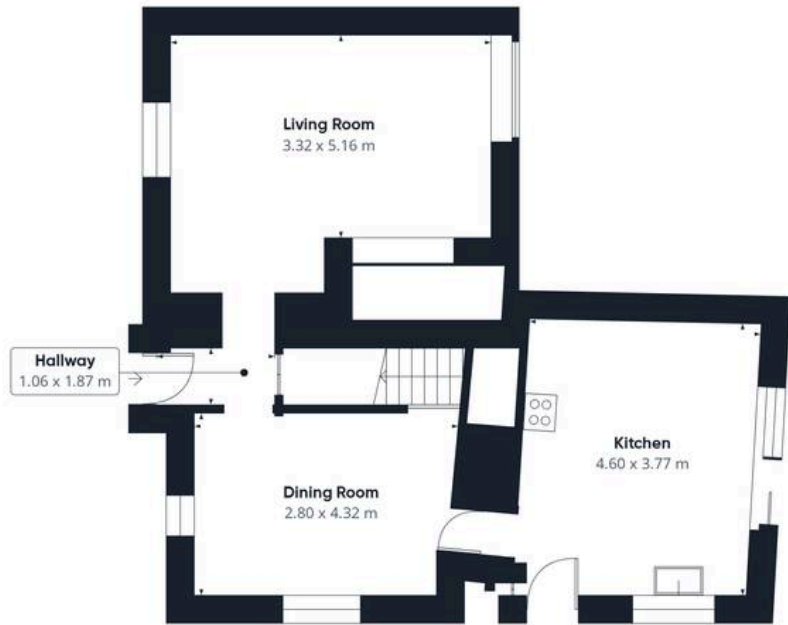
Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

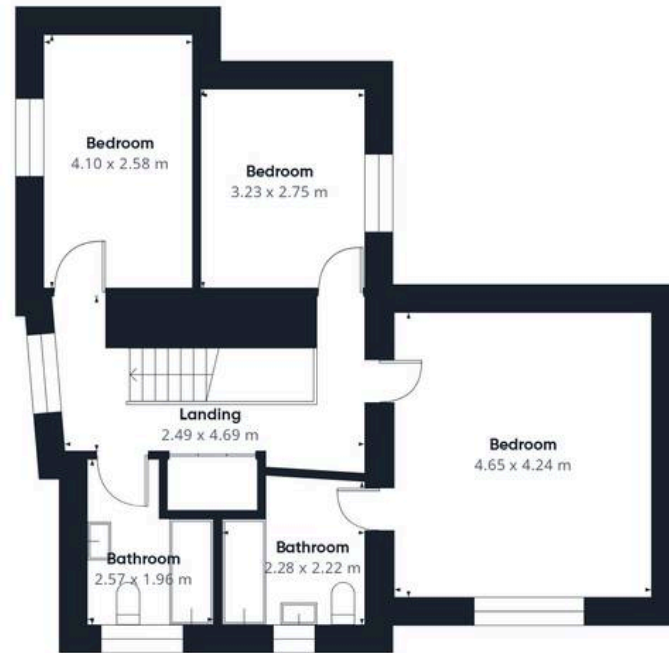
Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
131.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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WINKLEIGH is home to The Mad Butcher, the 750-year-old Winkleigh Fair, and is the only village in Devon with the remains of two 12th century castles. The centre of the village features winding, thatched-lined streets leading to the market square around which are dotted several shops and amenities, as well as the well-regarded Kings Arms pub. In recent years the village has expanded to include modern housing developments taking advantage of the village's position amid a good network of roads that quickly link it with towns further afield. Buses also make use of the road network and regular services run to Barnstaple, Exeter, Hatherleigh, and Okehampton, the latter of which has the nearest supermarkets to Winkleigh. It's proximity to Chulmleigh Academy (OFSTED Good) is another lure, as is the village primary school (OFSTED Good). The village also has both a doctors' surgery and a veterinary practice. While the annual Winkleigh Fair unites the community in a week-long calendar of events, the thriving community centre, village hall, and sports centre, ensure there's usually something going on daily and weekly.

DIRECTIONS : From the B3220 take Court Walk into the village square, Holly Cottage can be found at the top of the square on the East side on the left to the entrance of Church Lane.

For SatNav: EX19 8HJ

What3Words: [///thrasing.seasons.healers](https://www.what3words.com/#!/thrasing.seasons.healers)





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