Lebarre, Fore Street, Winkleigh, EX19 8HQ

Guide Price **£400,000**

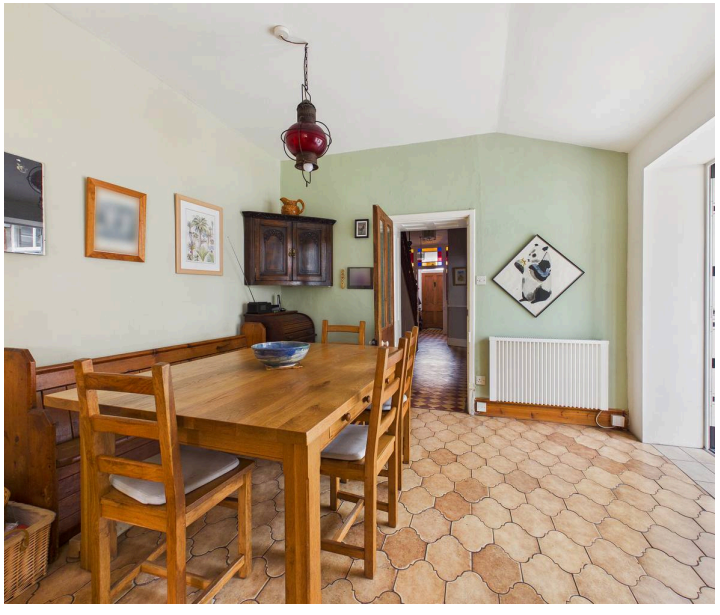
Lebarre

Fore Street, Winkleigh

- Victorian terraced home in Winkleigh village square
- Central village position with strong community and amenities
- Living room and separate dining room with character features
- Kitchen and dining space opening into garden room
- Four bedrooms with modern family bathroom
- Well maintained with recent roof works and upgrades
- Solar panels with battery storage and electric heating
- South facing garden with views towards the church and Dartmoor
- Large two storey barn offering storage or hobby space
- Garden access with vehicle potential and no onward chain

Right in the heart of Winkleigh, Lebarre sits quietly within the village square, its simple frontage giving little away. Step inside and it opens up into a surprisingly spacious family home, full of Victorian character and with a layout that works well for modern living.

Winkleigh itself is a great village, with a proper sense of community and a good mix of amenities including a shop, pubs, cafes and a well regarded butcher, all within easy reach.



The house offers good, regular shaped rooms throughout, with a comfortable living room and a separate dining room. Across the rear, the space becomes more open and sociable, with a kitchen and dining area that links through to a garden room, creating a natural hub of the home with views and access out to the garden. There's also a useful utility room and a ground floor shower room.

Upstairs, there are four bedrooms along with a modern family bathroom, giving plenty of space for family life or those needing additional rooms for work or hobbies. Above this is a large loft, offering clear potential for conversion, subject to any necessary permissions.

The property has been well looked after and improved over time. The roof has been replaced in recent years, insulation has been upgraded and solar panels (5.9Kw) with battery storage (8KWH) have been installed, helping with day to day running costs. Heating is via electric radiators with smart controls, alongside a wood burner for additional warmth and atmosphere.

Outside is where the house really surprises. The rear garden is south facing and established, with lawns, planted beds and pathways creating a space that feels private and usable. The outlook is a real feature too, with views towards the church and, from the upper floors, across the rooftops towards Dartmoor.

A particularly useful addition is the large barn to the rear, arranged over two floors. It offers excellent storage or hobby space and, with vehicle access available, adds a practical element that's not often found with village centre homes, although access through the doors may be restricted for larger vehicles. There is no allocated parking outside of the barn but on street parking is freely available close by.

The property is not listed but does sit within a conservation area. It is connected to mains services, including water, drainage and electricity, with fibre broadband available. Solar panels are owned outright, with no lease in place.

Having been in the same ownership for over 40 years, the property is now offered with no onward chain and a straightforward move available.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Torridge

Utilities: Mains electric, water, telephone & broadband. Solar PV and batteries.

Broadband within this postcode: Full fibre ultrafast broadband

Drainage: Mains drainage

Heating: Smart electric heating and woodburner

Construction: Brick and stone

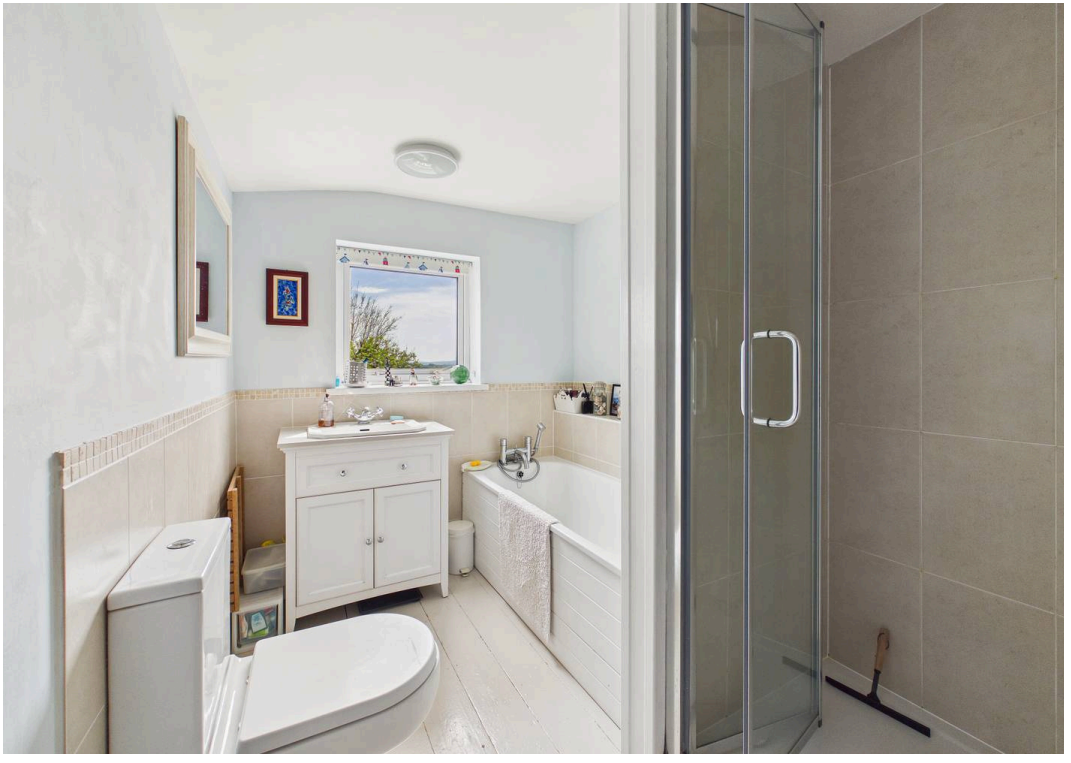
Listed: No

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.



Floor 0 Building 1

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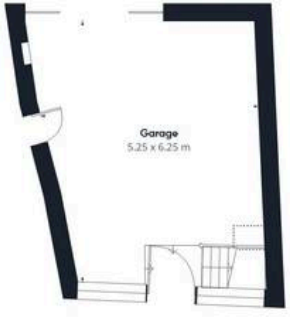

Floor 0 Building 2

Floor 1 Building 2

HELMORES

Approximate total area(1)

211.6 m²

Reduced headroom

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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

GIRAFFE360

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Proximity to commercial premises:
The property does adjoin the butchers shop to one side and buyers should be aware that although this doesn't affect the enjoyment of the property, it is attached to a commercial premises.

Damp:
The seller has advised that over their tenure, there has been some historic damp within the property. As is often the case with period homes of this age and construction, buyers should make their own investigations and satisfy themselves as part of the purchase process.

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. Its proximity to Chulmleigh Academy (OFSTED Good) is another lure, as is the village primary school (OFSTED Good). 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 : For Sat-Nav use EX19 8HQ and the what3words is ///toasters.fury.yesterday.

Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.