



1 DIAL STREET
OFFERS OVER £235,000

Lovely 2 Bed Cottage with Garden & Parking
WINKLEIGH

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Private parking 2-3 cars
- » On Short No Through road
- » Central Village location
- » Close to Amenities
- » Requires Some Minor Works
- » Large Conservatory
- » No Onward Chain

The Property

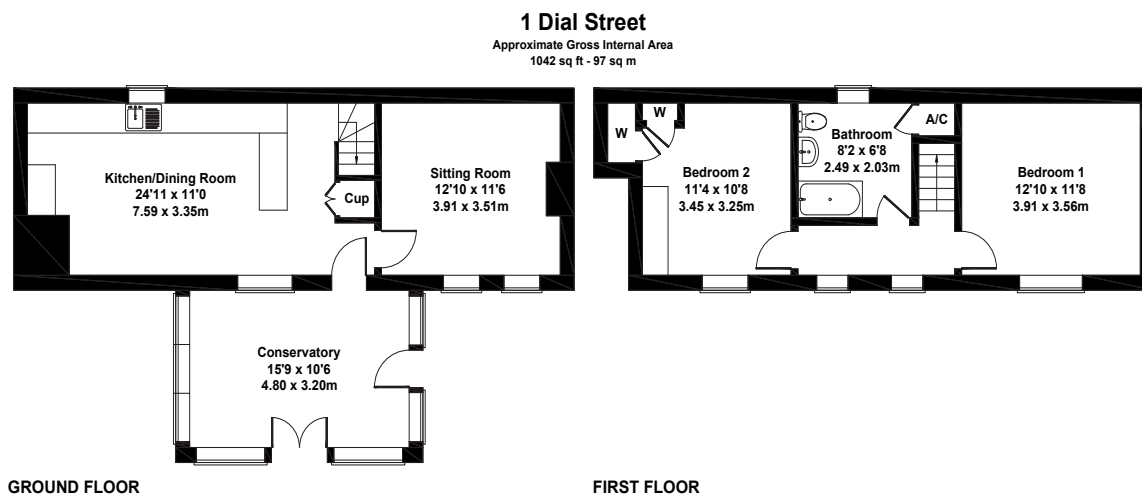
The cottage has no onward chain. There are a few areas that will, in time need some attention. The property is heated by a combination of sources from the LPG fire in the sitting room, some radiators run from an electric boiler plus some independent electric wall heaters. There are double glazed windows and doors and a large conservatory provides additional living space as well as views over the lovely rear gardens and beyond towards Dartmoor National Park in the far distance. Front conservatory and door lead to a well proportioned fitted kitchen/breakfast room, with exposed beams. A door leads into a comfortable sitting room with gas wood burner effect fire and pleasant views over the gardens and beyond. upstairs are two double bedrooms enjoying far reaching views to Dartmoor and a family bathroom.

Outside

To the side of the property is a brick paved parking area and a gated access to a side courtyard style garden with garden store. the gardens wrap around the rear of the cottage with a rear patio and level lawn enjoying a southerly aspect. Steps then lead down to a further level lawn with larger garden shed and planted borders.







Not to Scale. Produced by The Plan Portal 2026
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Location

Winkleigh is a well served village with a wide range of amenities including Doctor surgery, two public houses, Post Office and general store, along with a well established and supported primary school. Sitting between the towns of Crediton, Torrington and Okehampton the village is well placed for access to either of these towns, the city of Exeter and the North coast, with a useful rail link to Barnstaple and Exeter in the neighbouring village of Eggesford.

Agents Note: We understand number 2 Dial Street has a right of way for fuel deliveries etc across part of the garden.

KEY INFORMATION

-  2 Bedrooms
-  1 Bathroom
-  2 Reception Rooms
-  Driveway
-  Not Listed
-  Heating: Partial heating
-  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
-  EPC Rating: F (32)
-  Council Tax Band: A
-  Tenure: Freehold
-  Broadband: FTTC *Per Ofcom
-  Mobile Signal: Good *Per Ofcom
-  Not suitable for wheelchair users

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VIEWING: Strictly through the
vendor's sole agents

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