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1 Parramore Houses South Street, Winkleigh, EX19 8HL

Price Guide £214,995

** We are acting in the sale of the above property and have received an offer of £210,000 on the above property. Any interested parties must submit an higher offers in writing to the selling agent and before exchange of contracts takes place ** A substantial SEMI DETACHED VICTORIAN HOUSE situated in the centre of Winkleigh offering spacious and well laid out THREE DOUBLE BEDROOM AND TWO BATHROOM accommodation including a Sitting Room, Kitchen and Dining Room, all in need of general modernisation and improvement, with dedicated OFF-ROAD PARKING AND GARDEN. Offered with No On Going Chain.

SITUATION (WINKLEIGH)

The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a florist, two cafes, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. The north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of facilities and amenities including three supermarkets, further shops, accountants, solicitors, a dental practice, a cottage hospital, a secondary school/community college and a golf course. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and with the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION

1 Parramore House is a spacious semi-detached Victorian village house situated in the centre of WInkleigh, being of traditional brick and stone construction under a slate roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the house offers generously proportioned accommodation arranged over two floors and benefiting from many original period features including the original strip pine doors throughout, dado rails, picture rails and the original fireplaces in the Sitting Room and Dining Room, whilst modern additions include oil fired central heating. The accommodation briefly comprises an Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Stairs and Landing, Master Bedroom with En-Suite Bathroom, Two Further Bedrooms, a Cloakroom and a Family Bathroom, all of which is in need of some general modernisation and improvement including refitting the Kitchen and Bathroom suites, Outside and to the rear of the property there is an enclosed Garden incorporating a parking space with double wooden gates opening out onto a shared drive where we understand 1 Parramore House benefits from an additional parking space.

Please note this property is being sold by a corporate entity and as such the property is sold as seen. Buyers should be aware that limited information will be available with regards to Property Information Form enquiries.

ENTRANCE

From Coopers Hill an half uPVC double glazed Front Door opens into a

STORM PORCH

with window to one side and a fully glazed door opening into the

ENTRANCE HALL

with doors to all ground floor rooms and stairs leading to the First Floor Landing, radiator and dado rail. At one end a built-in cupboard houses the electric meters and fuse boxes.

SITTING ROOM

A light and spacious character room with many original period features including an open stone fireplace with a slate hearth and exposed beam over housing a cast iron wood burner. On one side is a strip pine display recess fitted with shelving and storage cupboard below, whilst at the rear French Doors overlook and lead down some steps to the garden. In one corner a strip pine door opens into a walk-in storage cupboard fitted with shelving, The room also benefits from two radiators and a picture rail. ON one side a strip pine door opens into the

KITCHEN/BREAKFAST ROOM

Another light and spacious room with feature sash window to the rear overlooking the garden and range of matching wall and floor units at one end under a laminate work surface with tiled splash backs. On one side there is a space and point for an electric cooker with extractor fan over, whilst on the opposite side there is space and points for two large chest freezers. The Kitchen also benefits from the Worcester oil fired boiler providing domestic hot water and servicing radiators, space and plumbing for a washing machine, and a radiator. At the rear of the room a strip pine door returns to the Entrance Hall.

DINING ROOM

with feature sash window to the front allowing good natural light, feature brick and plaster fireplace to one side housing an open grate, with wooden mantle over, picture rail and radiator.

STAIRS AND LANDING
From the Entrance Hall, stairs with hand rails on either side lead to a Half Landing with a window to the side and and a door to the CLOAKROOM fitted with a low level WC and a wall mounted wash hand basin with tiled splash back. Hatch to roof space. From the Half Landing further stairs lead to the Full Landing with dado rail, radiator and doors off to all principal rooms.

BEDROOM 1
A super spacious double bedroom with sash window to the rear allowing rooftop views over WInkleigh to open countryside in the distance. On one side there is a feature arched display recess with range of display shelving, two radiators and door to a Walk-In Wardrobe. Further door to the

EN-SUITE BATHROOM
fitted with a matching white suite comprising a panel bath with side handles, tiled splash backs and Triton T80 electric shower over; pedestal wash hand basin with tiled splash backs; and low level WC. Velux window.

BEDROOM 2
Another double bedroom with window to the front, picture rail and radiator.

BEDROOM 3
Also a double bedroom with window to the rear allowing lovely roof top views over Winkleigh to Dartmoor in the distance, radiator.

BATHROOM
An internal Bathroom fitted with a matching white suite comprising a panel bath with side handles and tiled splash backs; and a pedestal wash hand basin with tiled splash backs. Radiator, hatch to roof space and extractor fan.

OUTSIDE
From the Sitting Room the French Doors open to a flight of steps leading down to the Garden which lies at the rear of the house. The Garden is part lawn with a large paved and gravelled parking/patio area to one side, the whole being bordered by panel fencing. In the far corner is the oil tank whilst on one side a wide wooden gate opens to the gravelled parking area, which we understand 1 Paramore House benefits from space for one car, which in turn leads onto Coopers Hill.

SERVICES & COUNCIL TAX
Mains electricity, mains water and mains drainage.
Oil Fired Central Heating.
Satellite available via Sky.
Broadband speed is Basic 19 Mbps and Superfast 80 Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band D - £2,563.83.p.a. for 2026/27

VIEWING & DIRECTIONS
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.

For sat nav purposes - please use the property address or postcode.

What3words - ///strange.supposes.impulses

DISCLAIMER
Please be aware
(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.
(2) In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.
(3) Our details are produced in good faith & all property information provided as accurately as possible with the vendors'/Landlords' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers/prospective tenants to contact us with any queries about the property either prior to or after viewing.
(4) All measurements, photos, and distances mentioned are approximate.
(5) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.
(6) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan

1, Parramore Houses, South Street, Winkleigh, EX19 8HL



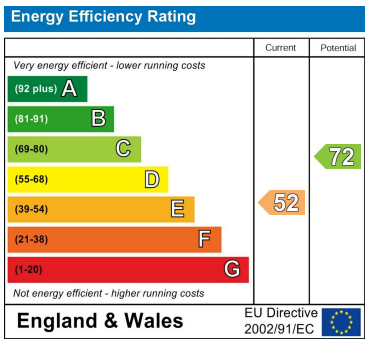
Total Area: 165.0 m² ... 1776 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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