



Winton, Cheldon, Chulmleigh EX18 7JB

Guide Price £665,000

HELMORES
SINCE 1699

Winton

Cheldon, Chulmleigh

- Detached Grade II Listed Cottage, plus Detached Barn with Full Planning
- Semi-rural position, third of an acre plot with views
- Superbly renovated three double bedroom accommodation
- Beautiful living room, kitchen diner, utility & boot room
- Attached barn with converted home office above
- Lovely gardens & gated parking for 7-8 cars
- Detached partially converted barn with full residential planning
- Giving scope for an income or a self-contained annexe
- Currently used as a 2nd home office / occasional bedroom

Nestled in the serene hamlet of Cheldon, Winton is a stunning detached Grade II Listed Cottage surrounded by the beauty of the Devonshire countryside. Set on a third of an acre plot (approximately) with captivating views, this property is not just a home; it's a promise of a tranquil and idyllic lifestyle.



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The main residence boasts superbly renovated three double bedroom accommodation, served by a modernised bathroom offering a perfect blend of period charm and modern comforts. As you step inside the entrance, the lovely living room completed with wood-burner & bread oven welcomes you with its warmth and character. The kitchen diner is a heart-warming space with its Rayburn & separate oven & hob, inviting gatherings and culinary delights. To the rear is the utility room and boot room with shower room off, adding practicality to everyday living.

But that's not all – Winton comes with an attached barn (offering storage & scope to create further living space), featuring a large & insulated converted home office above, with great broadband speed. This space is accessed from the garden & offers flexibility for those seeking a dedicated work-from-home environment or an additional living area.

Step outside, and you'll be greeted by lovely gardens that surround the property to three sides, with areas of lawn, a raised decked seating area and mature flower beds & borders, plus a wild flower meadow with a mixture of fruits & nuts growing, a potting shed & green house, creating a peaceful retreat. There is GATED PARKING for 5 cars ensures convenience for you and your guests.



DETACHED PARTIALLY CONVERTED BARN, complete with full planning permission (plans held by Helmores or can be found via North Devon Planning Portal – Application No. 76589) for a separate one bedroom residential dwelling, including a ground floor extension. This presents a unique opportunity for an additional income stream, can be sold separately or the creation of a self-contained annexe with its own parking and garden. The exterior work & conversion of the first floor has already been completed, it is currently used as a 2nd office / occasional bedroom.

This property is not just a home; it's a canvas for your dreams, a haven for those seeking a semi-rural lifestyle with endless possibilities.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,746pa)

Utilities: Mains electric, telephone & broadband, private water supply

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (Septic tank, believed to be compliant due to distance from a water course)

Heating: Oil-fired central heating

Listed: Grade II Listed

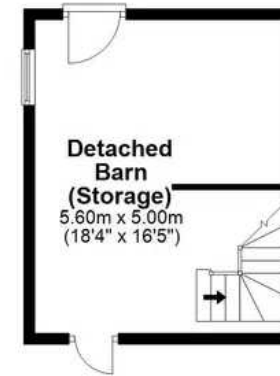
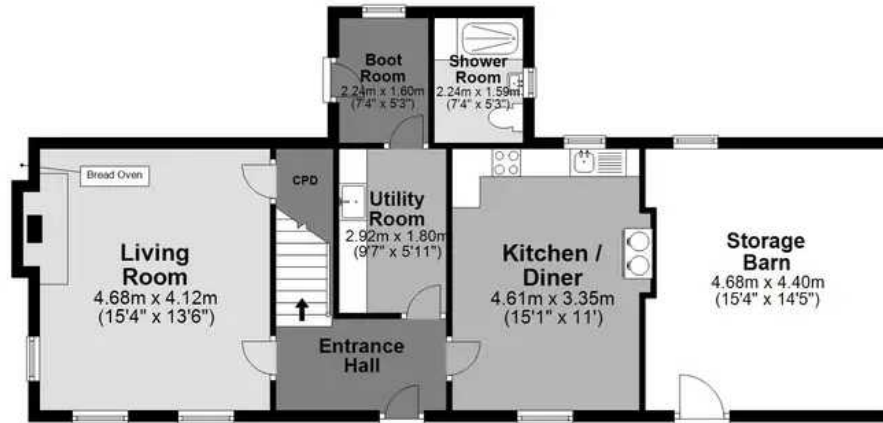
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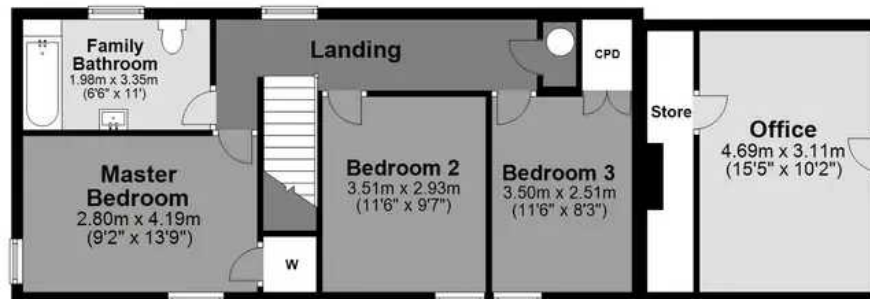
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Ground Floor
 Approx. 56.5 sq. metres (607.9 sq. feet)



First Floor
 Approx. 96.9 sq. metres (1042.8 sq. feet)



Total area: approx. 153.4 sq. metres (1650.8 sq. feet)

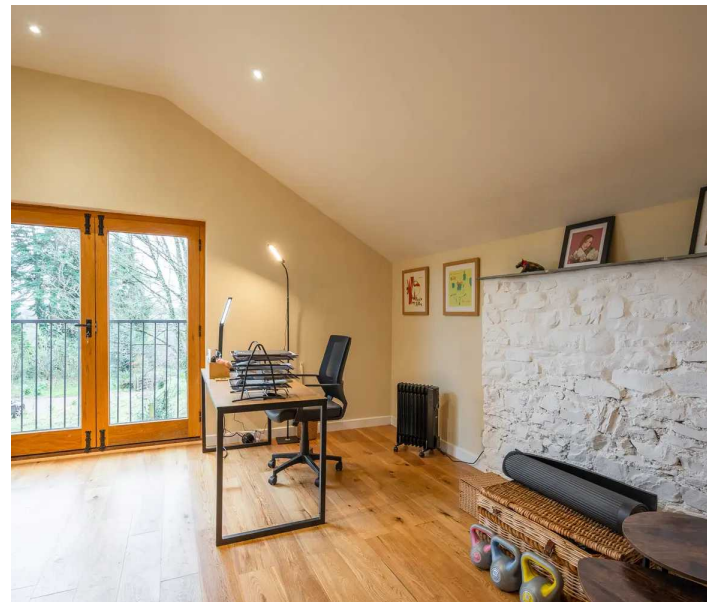




Winton is 10 minutes from **CHULMLEIGH** is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.

DIRECTIONS: For Sat-Nav use St Mary's Church, Cheldon, EX18 7JB - Winton's driveway is found behind the house, directly opposite the church.

What3Words: [///branded.hologram.recapture](https://www.what3words.com/branded-hologram-recapture)





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