



5 Barnstaple Street, Winkleigh, EX19 8HT

Guide Price **£317,500**

5 Barnstaple Street

Winkleigh

- Pretty village cottage
- Village with shop and pub
- 3 bedrooms
- Large living spaces
- Good quality and character
- Oil central heating
- Private rear garden
- Sperate utility room and home office
- No chain

A few years ago in a national survey, Winkleigh was awarded the top spot for places to raise a family and it's easy to see why. One of the larger villages locally, it's home to a great community with village shops, pub, post office, café and a primary school. It's well located with access to all parts of the county including both coasts and Dartmoor. The village has a great mix of properties, some of which form the square in the centre of the village. Just a few meters walk to the centre is Barnstaple Street.

The property itself is a thatched, Grade II listed cottage. The front elevation hides the size of the property and once inside, you realise this isn't your average terraced cottage. With large living spaces on the ground floor and 3 good sized bedrooms on the first floor, it's ideal for a range of buyers.





The current owners have created a wonderful home here having improved the original house with up to date kitchen and bathroom fixtures, décor and it's all presented very well indeed. The layout provides a very generous living room with wood burner to the front and the through to the kitchen/dining room behind. The kitchen has been replaced and is a light modern twist whilst remaining in keeping with the character of the cottage. There's an oil fired Rayburn in the kitchen too, fantastic for the feel of this room. The family bathroom completes the ground floor internals and a central staircase runs to the first floor landing. There are 3 bedrooms with plenty of character, all of them a good size but all offering something different.

Outside, there is parking available on the street to the front (not allocated) with no time restrictions and parking is freely available around the village. To the rear is a pretty rear garden with a lower seating area and shed storage plus a raised lawn providing a wonderful space. Accessed from the rear garden are a store, a home office (with power/light/internet), ideal for working from home or hobbies, plus a useful utility room keeping the washing machine etc out of the kitchen. There is an alleyway to the side which is owned by No. 5 but the neighbour does have a right to access upon request. This provides an additional route to the rear garden, without going through the house which is a real bonus for a cottage of this type.

Please see the floorplan for room sizes.

We've created some virtually staged images for this property to spark your imagination and showcase furnishing ideas. Please note that these images are illustrative and the property is offered for sale unfurnished.



Current Council Tax: Band B – Torridge

Approx Age: 1700

Construction Notes: Cob and thatched

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast available upto 80 Mbps (Ofcom)

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Grade II Listed

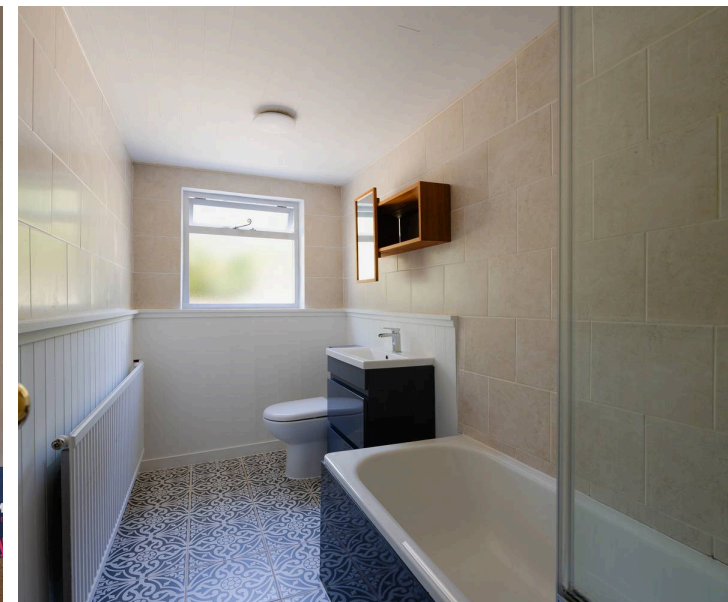
Conservation Area: No

Tenure: Freehold

Winkleigh is a gem, concealed deep within the rise and fall of the Mid Devon hills. As far as villages go it is quite large and has a strong community atmosphere, whilst still retaining many of its unique traditions (including an annual 750 year old country fayre). Winkleigh has many facilities, including: 2 pubs, a post office, general stores, a butchers, a vets, a doctor's surgery, mechanics garage, a primary school, a chapel, sports centre, village hall and community hall...certainly enough to satisfy. For history enthusiasts the village is home to the ruins of two 12th Century castles – the only village in Devon that is. The closest supermarkets are in the towns of Okehampton (11 miles) & Crediton (14 miles), access to the A30 dual carriageway is under 10 miles, giving access to the depths of Cornwall or linking with the A303 to London.

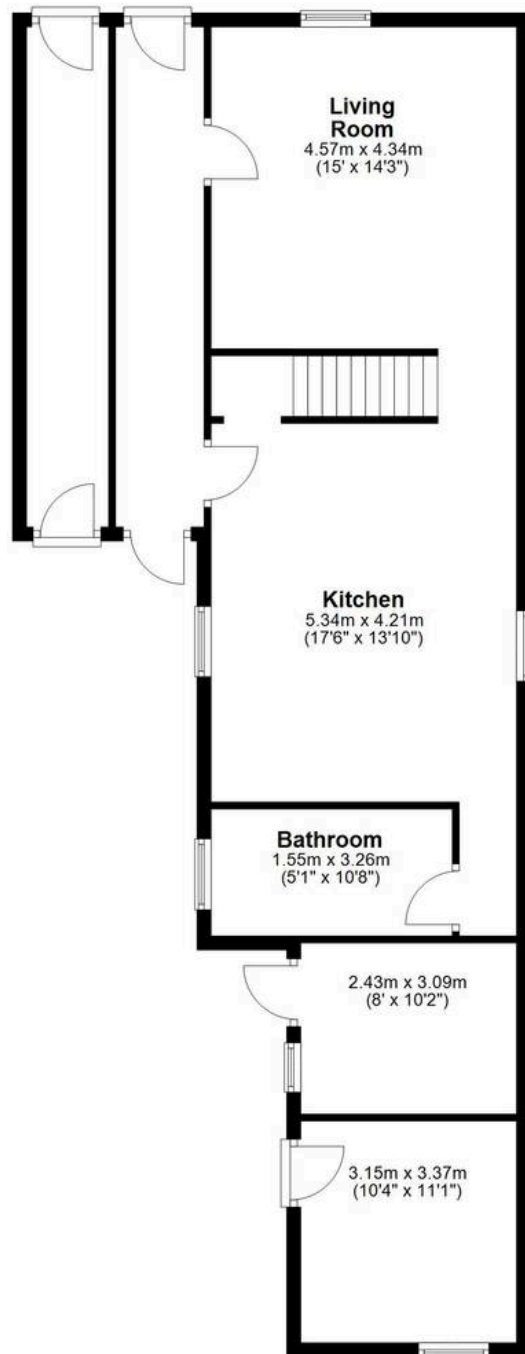
DIRECTIONS : For sat-nav use EX19 8HT and the What3Words address is [///sprays.candles.redeeming](https://www.what3words.com/sprays.candles.redeeming)

Entering Winkleigh on the B3220 from Morchard Road (A377) take the first left before the garage into Exeter Road and follow the road until taking a right turn into Castle Street, upon reaching the square, turn left into Barnstaple Street and the cottage will be found on the left.



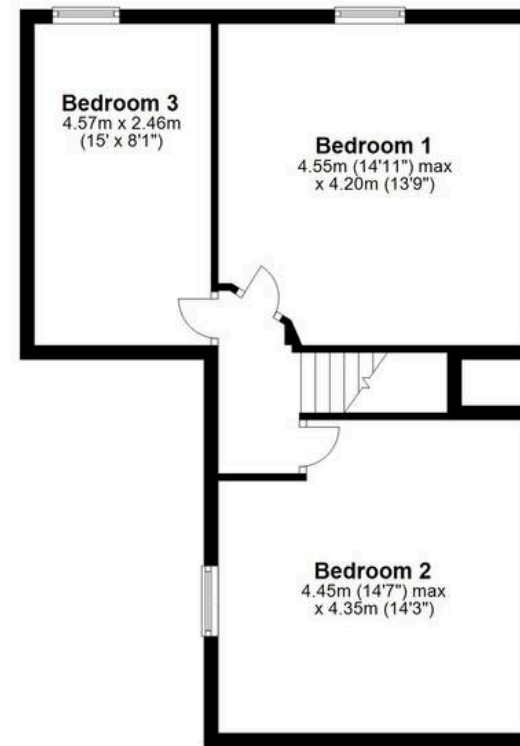
Ground Floor

Approx. 91.4 sq. metres (983.9 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 145.8 sq. metres (1569.4 sq. feet)



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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.