



Montrose Cottage, Fore Street, Winkleigh, EX19 8HQ

Guide Price £165,000

Montrose Cottage, Fore Street

Winkleigh

- Cottage
- Courtyard garden
- 2 bedrooms
- Popular village location
- Close to amenities
- Outbuilding

The village square is the heart of this thriving village with 2 popular pubs, a general store and post office and Montrose Cottage is set right in the square offering a conveniently located property. With 2 bedrooms and the added bonus of a courtyard garden, this cottage is a great investment property or ideal first time buy.

The kitchen has an array of white shaker style units with an oven and 4 ring ceramic hob with space for a washing machine and fridge/freezer. A door leads from here out to the courtyard. The lounge/diner has plenty of light with windows at either end and has an electric fire and a good amount of cupboard space.

The stairs lead from the lounge up to the 1st floor with a bedroom to the front and one to the rear. The bathroom has a white suite bath with shower over. The heating is from electric heaters and the windows are all uPVC double glazed.





Outside to the rear is an enclosed courtyard with a covered veranda area and a handy shed for storage. Plentiful parking can be found on the village square outside of the property.
 Agents note: There is a small flying freehold on this property above the front door

Please see the floorplan for room sizes.

Current Council Tax: Band A - Torridge 2025/26 - £1630.19

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Electric heaters

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.



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.

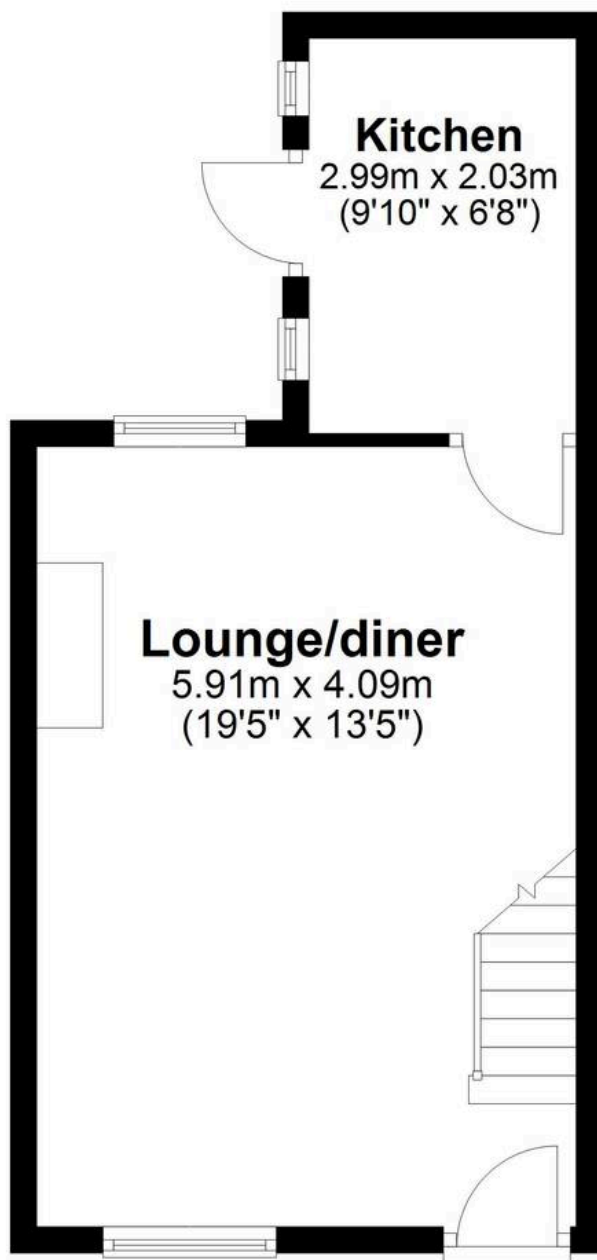
DIRECTIONS : From the B3220 take the road signposted to the village, upon entering the village square Montrose Cottage can be found next to the village stores.

What3Words: ///thud.conned.congas



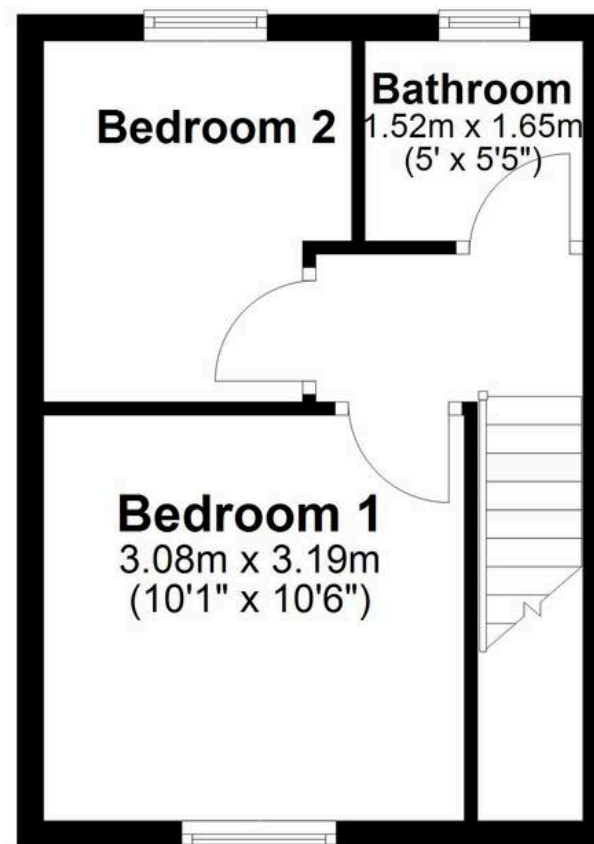
Ground Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.8 sq. feet)



Helmores

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