



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.

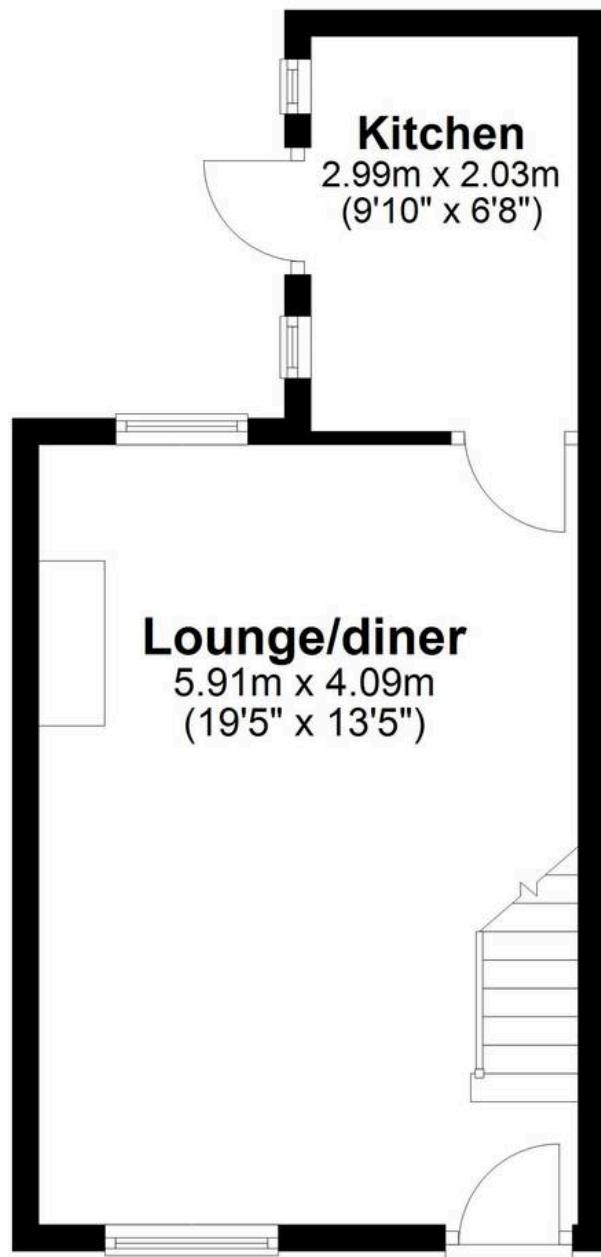
DIRECTIONS : From the B3220 take the road signposted to the village, upon entering the village square Montrose Cottage can be found next to the village stores.

What3Words: ///thud.conned.congas



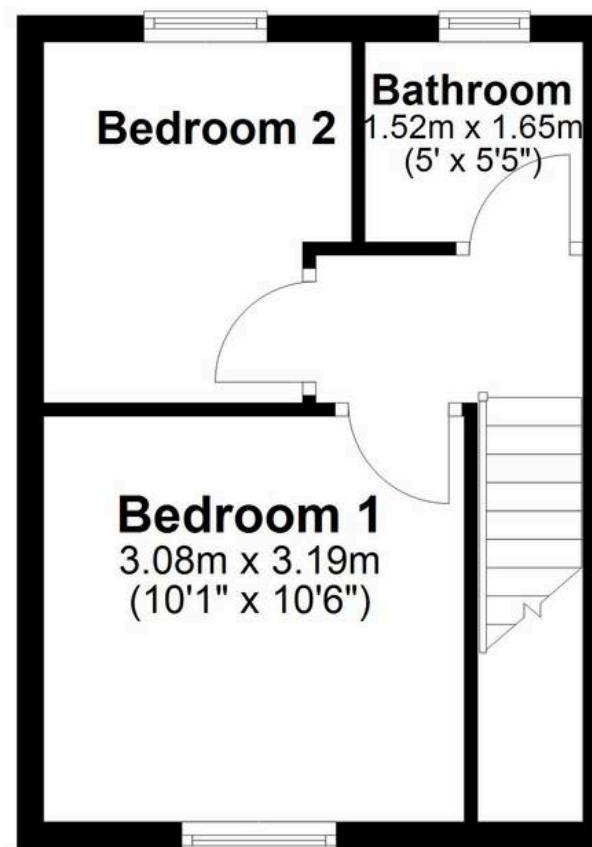
Ground Floor

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

Helmores, 111-112 High Street – EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.