



Vine Cottage

Vine Street, Winkleigh, Devon EX19 8HN

- Character Village Cottage
- Central Village Location
- Two Double Bedrooms
- Large Open Plan Kitchen/Living Room

Offers In Excess Of £125,000



THE KEENOR ESTATE AGENT



SITUATION 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 mobile bank and library, 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 Vine Cottage is a most characterful cottage situated in a 'tucked-away' location just off Winkleigh's

Square. The cottage offers exceptionally spacious accommodation including a super Open-Plan Kitchen & Living Room, and a separate Utility Room on the Ground Floor, with two good size Double Bedrooms and a well appointed Bathroom on the First Floor. The property has recently been let and now requires some improvement works, redecoration and re-carpeting.

ENTRANCE From Vine Street, a path leads up to the uPVC half glazed Front Door, with Storm Porch over and an outside light to one side, which opens to the open-plan

LIVING ROOM 21' 0" x 16' 4" (6.4m x 4.98m) A spacious open-plan, split level Ground Floor Room with, on entering a useful Hall area with coat hanging space on one side and the electric meters & fuseboxes on the other. A step leads down to the Kitchen Area which is fitted with a range of attractive floor units with an under-plinth electric heater and set under a 'butchers-block' work surface, and include a ceramic sink unit and an electric 4-ring electric cooker. The Sitting & Dining Area comprises a lovely light room with the original granite fireplace at the front with a heavy beam over (not in working order). There is also a large window at the front with an attractive window seat below, affording views to the Church. Towards the rear of the room is a display recess, a night storage heater, 3 wall lights, and TV & telephone points. At the rear, a door opens into the

INNER HALL With a tiled floor, night storage heater, stairs leading up to the First Floor and a door to the

UTILITY ROOM With an obscure glass window to the rear, a fitted shelf with space & plumbing for a washing machine below

LANDING 9' 3" x 6' 2" (2.82m x 1.88m) A good sized Landing with a window on one side allowing good natural light a fitted bookcase, TV & telephone points and a hatch

to the Roof Space.. Doors open to both the Bedrooms and the Bathroom.

BEDROOM 1 13' 2" x 12' 6" (4.01m x 3.81m) A spacious Double Bedroom, dual aspect with uPVC double glazed windows to the front and side, both with deep sills. Electric panel heater.

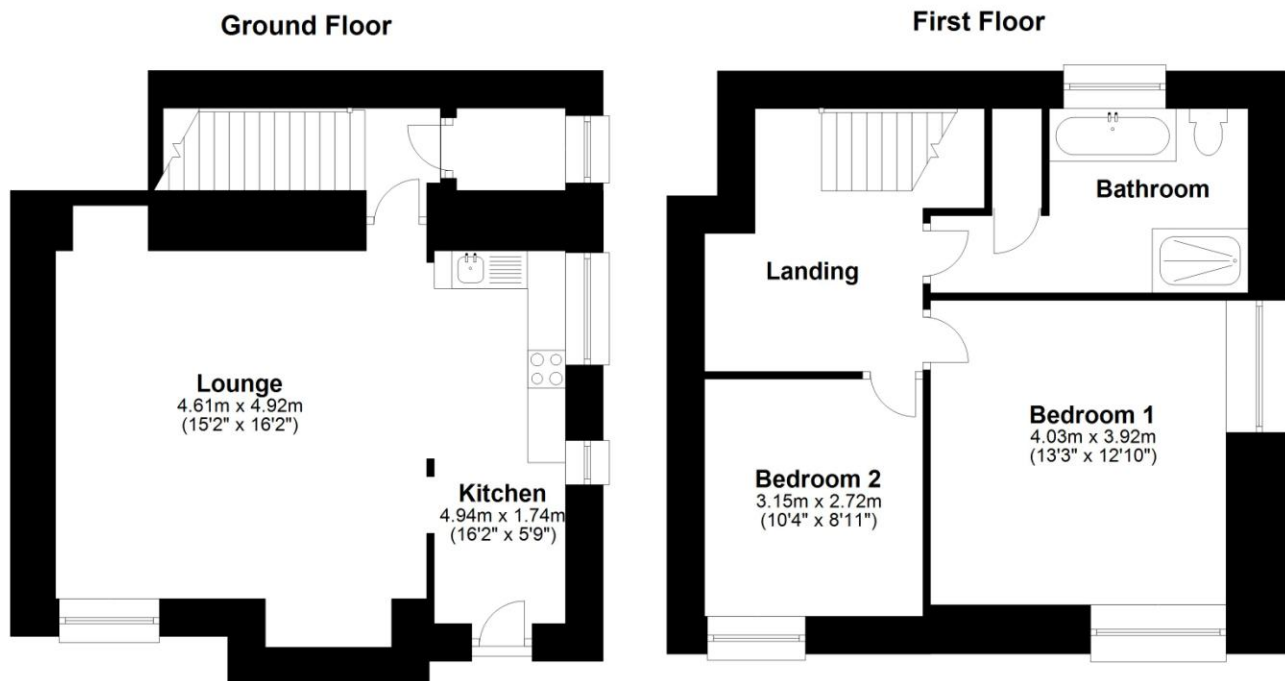
BEDROOM 2 9' 9" x 8' 11" (2.97m x 2.72m) A smaller double bedroom with a double glazed window to the front affording views to the Church. Electric panel heater.

BATHROOM 11' 0" x 7' 8" (3.35m x 2.34m) A exceptionally spacious Bathroom fitted with a fully glazed & tiled double shower cubicle with an electric shower, a free-standing bath, a pedestal wash hand basin with mirror and light over, and a low level WC. The bathroom has an obscure glass uPVC double glazed window on one side and an electric wall heater. In one corner a door opens to an Airing Cupboard fitted with a factory lagged hot water cylinder.

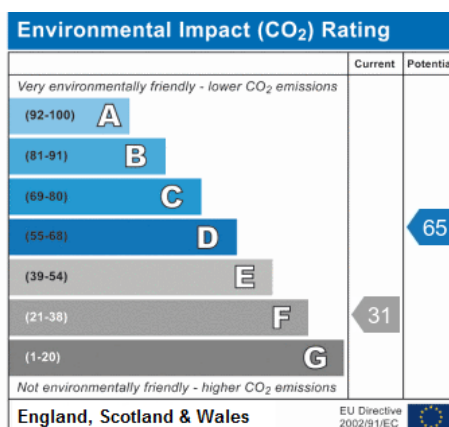
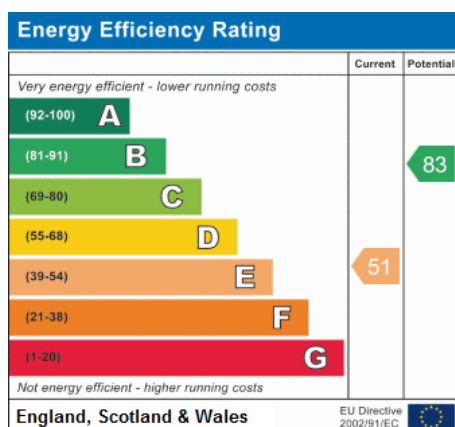
SERVICES Mains electricity, mains water (metered) and mains drainage. Telephone not currently connected.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk





Vine Cottage



COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Torridge District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666

E: enquiries@keenors.co.uk

W: www.keenors.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements