



WINKLEIGH

O.I.E.O £325,000

Striking Grade II Listed Cottage

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: F (34)

**MILLER**
TOWN & COUNTRY



- » Historic 3 Bedroom Cottage
- » Reverse Living Arrangement
- » Grand Vaulted Reception Room
- » Charming Cottage Garden
- » Garage & Private Parking
- » Thriving & Popular Village
- » Just Steps from Amenities

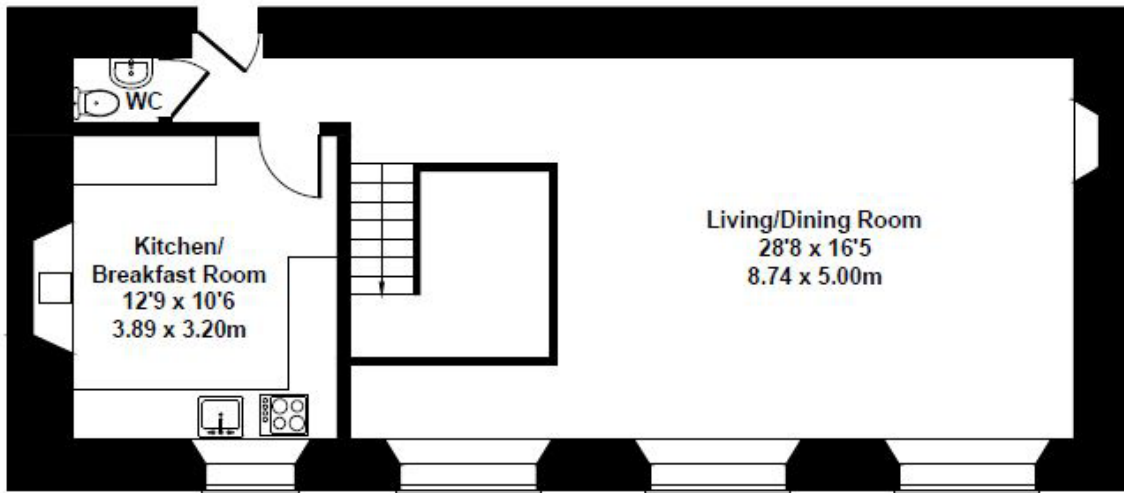
The Property

This Grade II listed thatched cottage is understood to have been built circa 1535, and according church records cost £28 - 14s - 4d to build! A large door opens into a grand entry hall, and stairs lead up to the 28'8" x 16'5" vaulted reception room with exposed beams, fireplace and 3 large windows to front. This reception space is truly magnificent and would be an ideal place for hosting dinner parties and entertaining guests in general. Also on the first floor are the kitchen with a window looking over the cottage garden and providing views of Dartmoor to the south, and there is also a WC. As this property has a reverse living arrangement, the 3 bedrooms and bathroom are downstairs. All of the bedrooms are well proportioned and have integral wardrobes, with bedroom 1 being a large double.

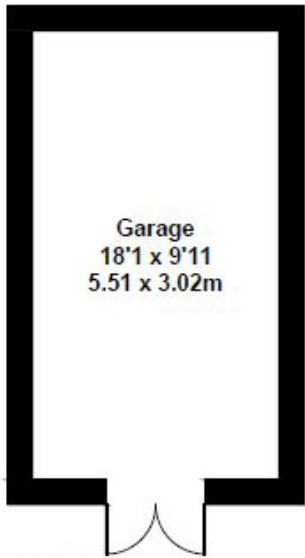
Location

The property is located in the heart of the charming village of Winkleigh, just a short walk from the square. The village has a vibrant community, and local amenities include a general stores, post office, butchers, cafes, doctors surgery and public houses as well as a highly respected primary school. (cont)

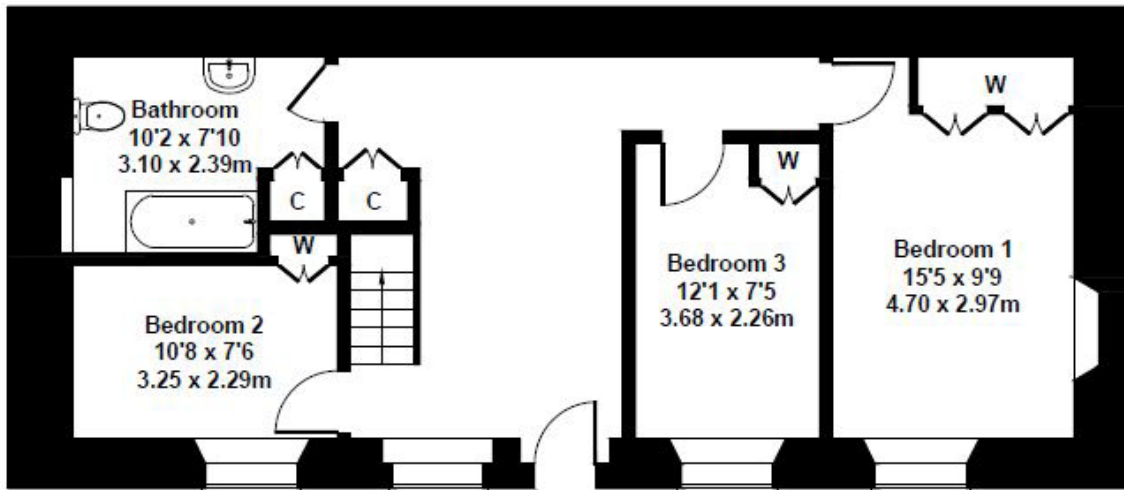
Approximate Gross Internal Area
1423 sq ft - 132 sq m



FIRST FLOOR



GARAGE



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Location (cont)

Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approx. 40 minutes.

Ground Floor

Bedroom 1 15'5" x 9'9"
Bedroom 2 10'8" x 7'6"
Bedroom 3 12'1" x 7'5"
Bathroom 10'2" x 7'10"

First Floor

Kitchen 12'9" x 10'6"
Living/Dining Room 28'8" x 16'5"
WC

Garage 18'1" x 9'11"

Outside

Beautiful cottage garden to front with lawn and flower and shrub borders - a perfect space for a table and chairs to enjoy the long range view toward Dartmoor. Single garage and private parking.

Services: Mains electricity, water and drainage.

Agents Note: The property is accessed via a number of steps

Council Tax Band: D

Tenure: Freehold



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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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