Bond Oxborough Phillips

The key to moving home

3 Kings Farm Lane
Winkleigh
EX19 8HF

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



Guide Price- £315,000







Changing Lifestyles

01837 500600

3 Kings Farm Lane, Winkleigh, EX19 8HF..

Beautifully maintained four bedroom detached home with spacious family accommodation, two tiered garden, garage, driveway parking and no onward chain...

- Four Bedroom Detached Home
- Approx. 1,260 Sq. Ft.
- No Onward Chain
- Peaceful Village Development
- Principal Bedroom En Suite
- Three Reception Areas
- Integral Garage With Electric Door
- Two Tiered Rear Garden
- Driveway Parking
- Potential For Extra Parking
- Well Maintained Throughout
- Council Tax Band - D
- EPC - TBC







Occupying a peaceful position within a sought-after residential development on the edge of Winkleigh, this well maintained detached family home offers approximately 1,260 sq. ft. of bright and versatile accommodation, together with a beautifully arranged rear garden, driveway parking and the significant advantage of no onward chain.

Perfectly suited to growing families, the property has been thoughtfully designed to provide an excellent balance of living and bedroom space. A welcoming entrance hall leads through to the principal reception rooms, immediately creating a sense of space and practicality. The generous sitting room is a light and comfortable space in which to relax, while the separate dining room provides the ideal setting for family meals or entertaining guests. Connecting seamlessly to the kitchen, the breakfast area creates a sociable hub of the home, offering flexibility for busy mornings, informal dining or catching up over a coffee.

The kitchen is well equipped with a range of fitted units and enjoys a practical layout with direct access to the breakfast area, making it a highly functional space for everyday living. A convenient ground floor cloakroom, together with internal access to the integral garage, further enhances the practicality of this impressive home.

The first floor continues to impress with four well proportioned bedrooms, offering excellent flexibility for family life, visiting guests or those working from home. The principal bedroom benefits from the luxury of an en-suite shower room, whilst the remaining bedrooms are served by a well appointed family bathroom.

Outside, the property enjoys an attractive frontage with driveway parking leading to the integral garage. Subject to the necessary consents, there is excellent potential to create additional off-road parking if desired. To the rear, the enclosed two-tier garden has been designed to provide a variety of usable outdoor spaces, with areas of lawn and patio creating the perfect setting for children to play, summer entertaining or simply relaxing in the sunshine. The garden enjoys a pleasant degree of privacy, complementing the home's peaceful setting.

Winkleigh remains one of Mid Devon's most desirable villages, offering an excellent range of everyday amenities including a village shop, butchers, post office, primary school, doctors' surgery, veterinary practice and popular public houses, all surrounded by beautiful Devon countryside. Okehampton and the A30 are within easy reach, providing convenient access across the county and towards Exeter. This property is just a flat walk into the village centre of Winkleigh making it easily accessable.

Offering spacious and well maintained accommodation, a peaceful location, a versatile family-friendly layout and the added benefit of no onward chain, this is a fantastic opportunity to acquire a quality detached home in one of the area's most popular village locations.

Changing Lifestyles

Winkleigh is a charming village located in North Devon, rich in history and nestled amidst picturesque countryside. Dating back to Saxon times, the village has retained much of its rural charm with a lovely village square, surrounded by traditional white cottages. With a population of around 1,400, Winkleigh maintains a close-knit community atmosphere, offering a range of local amenities including a village shop, a pub, and a primary school. The surrounding countryside offers plenty of opportunities for outdoor activities, such as hiking and cycling, with scenic routes that provide stunning views of the Devon landscape.

The village is also well-connected, with easy access to nearby towns like Barnstaple and Bideford, making it ideal for those seeking a peaceful, rural lifestyle without sacrificing convenience. In addition, Winkleigh hosts various cultural events, including the traditional "Burning the Ashen Faggot," reflecting the village's long-standing heritage. For those looking for a blend of history, community, and natural beauty, Winkleigh is an ideal place to call home.











Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Approximate total area[1]

1260 ft²

117 m²

Floor 0



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.