Bond Oxborough Phillips

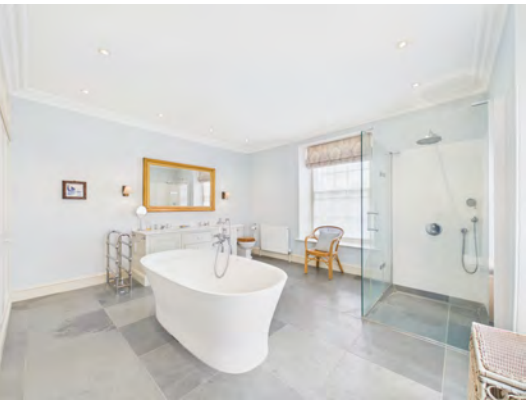
The key to moving home

Croft
Winkleigh
EX19 8HR

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- £900,000



Changing Lifestyles

01837 500600

Croft, Winkleigh, EX19 8HR.

A Truly Special Village Home, Offering Exceptional Space, Character, Privacy And 1.47 Acres Of Beautiful Gardens And Grounds...

- Impressive Early 1900s Character Home
- Heart Of The Village
- Private Secluded Driveway Approach
- Substantial 1.47 Acre Grounds
- Large Versatile Family Bedrooms
- Several En-Suite Bedroom Facilities
- Spacious Flexible Living Accommodation
- Beautiful Original Period Features
- Attractive Traditional Slate Flooring
- Bright And Welcoming Conservatory
- Versatile Converted Loft Space
- Council Tax Band - G
- EPC - TBC

Dating back to the early 1900s, this impressive and characterful home offers a fantastic amount of space both inside and out, occupying a generous 1.47-acre plot in the heart of the village. Full of charm and original character, the property has been thoughtfully adapted over the years to create a comfortable, versatile and welcoming family home.

The house is approached via a private, secluded driveway, providing a wonderful sense of privacy and tranquility from the moment you arrive. Tucked away from the road, yet conveniently positioned within the village, the property enjoys an enviable combination of peace, space and accessibility.

Inside, the accommodation offers a lovely sense of scale, with large bedrooms that are particularly well suited to modern family living. Several of the bedrooms benefit from their own en-suite bathrooms, providing excellent privacy and convenience for family members and guests alike. The generous proportions also make the property ideal for those who require flexible accommodation for working from home, hobbies or visiting family.

The main living accommodation is spacious and welcoming, with a good selection of reception rooms that can be adapted to suit individual needs. Traditional features throughout give the home a warmth and character that is often missing from more modern properties, while the slate flooring is a particularly attractive feature, complementing the property's period appeal and offering a practical finish for everyday family life.

A conservatory provides an additional reception space and creates a lovely connection between the house and gardens. Flooded with natural light, it offers an ideal setting for enjoying breakfast, relaxing with a book or entertaining friends and family while taking in views across the surrounding grounds.

The loft conversion adds another valuable dimension, providing a versatile area that could be used as an additional bedroom, home office, hobby room, games room or simply a peaceful retreat away from the main living spaces.

Outside, the property truly comes into its own. The 1.47 acres of gardens and grounds provide an exceptional amount of space for a village property, with ample room for children to play, outdoor entertaining, gardening or simply enjoying the privacy and freedom of such a substantial plot. The secluded setting and generous grounds create a rare opportunity to enjoy a rural feel while being right in the heart of the village.

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]

4770 ft²

443 m²

Reduced headroom

228 ft²

21.1 m²

Floor -1 Building 1

Floor 0 Building 1

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.

PLEASE NOTE:

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.