Bond Oxborough Phillips

Changing Lifestyles

8 Park Place
Eggesford Road
Winkleigh
Devon
EX19 8JN

Asking Price £300,000 Freehold







Changing Lifestyles

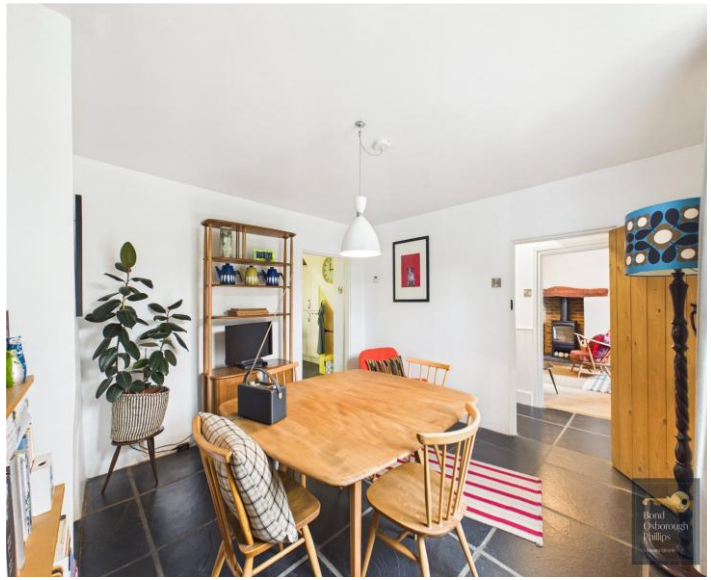
01805 624 426
torrington@boppproperty.com

8 Park Place, Eggesford Road, Winkleigh, Devon, EX19 8JN

- Character Property
- Distant Views
- Beautiful Enclosed Garden
- Four Bedrooms
- Multiple Reception Rooms
- Log Burner Stove
- Utility and Workshop Space
- Edge of Town Location
- EPC: D
- Council Tax Band: C







Positioned on the outskirts of the historic village of Winkleigh, this wonderful four-bedroom mid-terrace home offers an appealing blend of character, warmth and modern-day practicality. Thoughtfully modernised throughout, the property has retained the charm and individuality that makes character homes so desirable, while providing the space and flexibility required for contemporary family life. With beautifully established gardens, generous living accommodation and four well-proportioned bedrooms, this is a home that feels ready to enjoy from the moment you arrive.

Approaching the property, steps rise towards the front door, framed by an attractive stone wall and a beautiful array of flowers that immediately gives the home a welcoming cottage feel. A useful front porch provides the perfect transition between outside and in, offering space for coats, boots and everyday essentials before entering the main hallway.

Inside, the entrance hall immediately sets the tone, with a wonderful slate-tiled floor extending through towards the dining room and kitchen. To the right, the living room stretches the full length of the property, creating an impressive and versatile space in which to relax and unwind. Dual-aspect windows allow natural light to flow throughout the room, while a rear door provides direct access to the garden. Wooden features, character detailing and a wood-burning stove add warmth and atmosphere, creating a wonderfully cosy setting during the cooler months and a lovely place to gather with family and friends.

The dining room sits conveniently alongside the kitchen, offering a dedicated space for formal meals, family dinners or entertaining. Its connection with the kitchen allows the two rooms to work particularly well together, whether hosting friends for an evening or simply enjoying everyday family life.

Continuing through, the kitchen is both spacious and practical, with an excellent amount of cabinetry and worktop space. Granite work surfaces provide a quality finish, while an integrated fridge freezer and space beneath the worktops for a dishwasher add to the functionality.

01805 624 426
torrington@boppproperty.com

Changing Lifestyles



Beyond the kitchen is a substantial lean-to utility area, providing valuable additional space for white goods and everyday household tasks, while also offering an alternative area to sit or use according to your needs. An adjoining WC and workshop further enhance the practicality of this part of the property, providing useful storage and excellent flexibility for hobbies, projects or those requiring additional workspace.

Upstairs, a beautiful gallery landing creates a wonderful sense of character and space. A window overlooking the rear garden brings natural light into the landing and provides an attractive outlook across the greenery. From here, four well-proportioned bedrooms are accessed, offering the flexibility expected from a home of this size.

The four bedrooms provide plenty of options for modern family living, with ample space for children, guests or those working from home. One or more rooms could easily be adapted as a dedicated home office, study or hobby room, depending on the needs of the next owners. The accommodation is complemented by a well-appointed family shower room, featuring a generous double shower, pedestal wash hand basin and WC.

Outside, the rear garden is a particular feature of the property. An initial patio area provides the perfect spot for outdoor dining, morning coffee or summer entertaining before the garden rises to an elevated section beyond. The garden has the feel of an established cottage garden, with areas of lawn interspersed with mature shrubs, flowering plants, trees and natural planting, creating a wonderfully relaxed and inviting outdoor space.

There are numerous opportunities to enjoy the garden throughout the seasons, whether that be creating colourful borders, growing herbs and vegetables, introducing further planting or simply finding a quiet corner to sit and enjoy the surroundings. A dedicated seating area provides an ideal place to unwind with a drink at the end of the day. For those with green fingers, the garden offers an exciting opportunity to develop and personalise the planting further, whilst for those simply looking for somewhere peaceful to enjoy the outdoors, it already provides a wonderfully established setting.







01805 624 426
torrington@boppproperty.com









The result is a characterful yet practical home that has been modernised with care while retaining the warmth, individuality and period feel that makes it so appealing.

Winkleigh is a popular and well-established Devon village offering a good range of everyday amenities and a strong sense of community. The town provides local shops, places to eat and drink, community facilities and other essential services, meaning many of the things you need are conveniently close at hand. The surrounding countryside also provides wonderful opportunities for walking and exploring, with the rolling Devon landscape creating a beautiful setting for everyday life.

For those needing to travel further afield, Winkleigh is well placed for accessing the wider road network, with links towards the A30 and A361 providing connections across Devon and beyond. Exeter is also within easy driving distance, offering a much wider selection of shopping, leisure, cultural and recreational facilities, as well as Exeter International Airport. Railway connections can be accessed from nearby towns, providing further options for travel.

The vendor informs us that the property is thought to be constructed of stone under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Oil fired heating and log burning stove

Mains water (Immersion) - Mains electric - Mains drainage - Landline telephone.

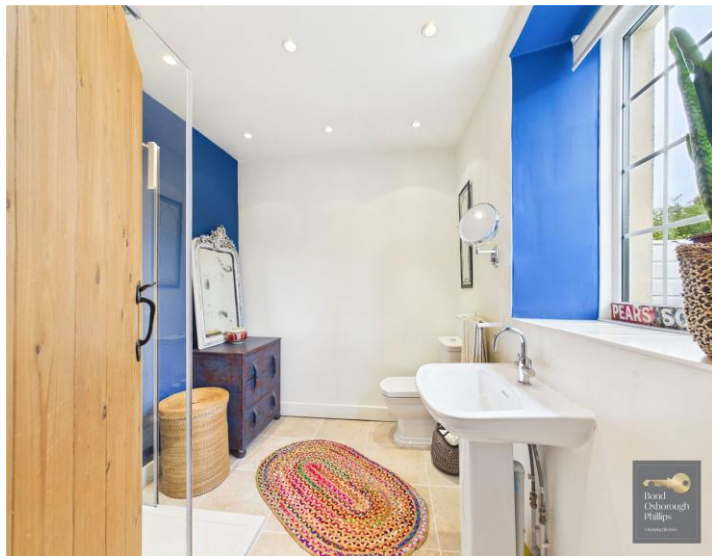
Broadband coverage: Super-fast available 34mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

01805 624 426
torrington@boppproperty.com

8 Park Place, Eggesford Road, Winkleigh, Devon, EX19 8JN













Changing Lifestyles

01805 624 426
torrington@boppproperty.com

8 Park Place, Eggesford Road, Winkleigh, Devon, EX19 8JN



Directions

From the office head down Well Street to the crossroads and turn right onto the A386 towards Okehampton. At the bottom of the hill take the left hand folk on the A3124 towards Exeter. Remain on this road for 12.2 miles to Winkleigh passing the garage on you right hand side before turning left onto Eggesford Road, sign posted Wembworthy / Eggesford. Follow the road for a short distance past a row of cottages where the property is located on the left hand side.

What3Words - ///eliminate.boost.marinated

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 receive a referral 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.

8 Park Place, Eggesford Road, Winkleigh, Devon, EX19 8JN

Changing Lifestyles

We are here to help you find and buy your new home...

2 Well Street
Torrington
Devon
EX38 8EP
Tel: 01805 624 426
Email: torrington@boppproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01805 624 426

for a free conveyancing quote and mortgage advice.

