



Bond
Oxborough
Phillips

Changing Lifestyles

4 Barnstaple Street
Winkleigh
Devon
EX19 8HT

Asking Price: £190,000 Freehold



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01805 624 426
torrington@bopproperty.com

- No Onward Chain
- Grade II Listed
- Period Thatched Cottage
- Two Double Bedrooms
- Character Features
- Log Burning Stove
- Courtyard Garden
- Investment Opportunity
- EPC: D
- Council Tax Band: B



Steeped in history, character and charm, this beautiful two-bedroom mid-terraced thatched cottage occupies a wonderfully central position within the popular Devon town of Winkleigh. Thought to date from around the mid-1600s, the property is a wonderful example of a character home that has been sympathetically modernised for contemporary living, whilst retaining the warmth, individuality and period features that make cottages of this age so special.

From the moment you step through the door, there is an immediate sense of cosiness and character. Thick, quirky walls, exposed timbers and beams, and a stunning feature fireplace with a log-burning stove create a wonderfully welcoming living space. It is the kind of room that naturally lends itself to relaxed evenings, whether curled up beside the fire on a winter's evening or enjoying time with family and friends. There is an undeniable charm to the proportions and features of a historic cottage.

The kitchen sits towards the rear of the property and has been thoughtfully designed to make the most of the available space. An 'L'-shaped run of worktops provides a good amount of preparation space, complemented by a range of useful cupboards and drawers. There is a one-and-a-half bowl sink, space beneath the worktops for both a fridge and freezer (or dishwasher as the current vendors have), integrated washer/dryer and a door providing direct access into the rear courtyard garden.

Upstairs, the cottage continues to offer comfortable and characterful accommodation, with two well-proportioned double bedrooms. The principal bedroom is positioned towards the front of the property and benefits from two windows, allowing an abundance of natural light to flood into the room. Built-in storage provides useful space for clothing and belongings, whilst the exposed character and proportions help retain that quintessential cottage feel.

The second double bedroom is situated towards the rear and also benefits from built-in storage, making it equally suited to use as a guest bedroom, child's room or perhaps a peaceful home office when required. Completing the first-floor accommodation is the family bathroom, which comprises a pedestal wash hand basin, WC, bath with shower over and airing cupboard.



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Outside, the rear courtyard garden provides a wonderful private retreat. Beautifully designed with flowing greenery and planting around the edges, the garden feels both established and secluded, creating a lovely backdrop to the cottage. The fully enclosed nature makes it a particularly pleasant space for relaxing, entertaining or simply enjoying a quiet morning coffee. The patio area is west facing, helping to make the most of the available sunshine throughout the day and into the evening. It is easy to imagine summer evenings spent here with a glass of wine, friends gathered around, or simply sitting back and enjoying the peaceful surroundings.

There is something particularly special about owning a traditional Devon cottage. From the thick walls and exposed beams to the warmth of the log-burning stove and the intimate courtyard garden, this is a home that encourages a slower pace of life. It is equally suited to those looking for a permanent home with character, a Devonshire escape or a property that can be enjoyed as a holiday retreat.

The cottage is situated in the heart of Winkleigh, a popular and well-established Devon town 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.

An additional attraction is that the cottage is currently operated as a holiday let, providing an opportunity for a purchaser looking for an investment property, holiday home or a combination of the two.

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Agent Notes:

The property has a right of access through number five rear garden to access the stop cock, water meter and access to the road.

The property is currently a holiday let so benefits from business rates which are zero rated. This means there is no council tax showing however we believe it was previously rated an A.

The vendor informs us that the property is thought to be constructed of thatched roof. The rear extension is thought to be constructed of tradition build. We believe the extension was added in 2005. The front of the thatch was replaced in 2015 and the rear was replaced in 2021. The thatch is water reed. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Smart Electric panel heaters.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Super-fast available 80mbps (information taken from Ofcom checker)

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

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Directions

Heading out of Torrington on the A386 towards Okehampton, at the bottom of the hill, where the road bears sharply to the right over a bridge, take the left hand turn onto the A3124 towards Beaford and Winkleigh, where after approximately 15 minutes, shortly after passing the entrance for Four Seasons Village on your right, turn right onto Torrington Road, towards Winkleigh. Follow the road to your left into Barnstaple Street. Continue on this road passing Kings Meadow Drive and Old Chapple Gardens where the property will be found on your right hand side.

What3Words - [///invoiced.helpless.epidemics](https://www.what3words.com/#!/invoiced/helpless/epidemics)

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.

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

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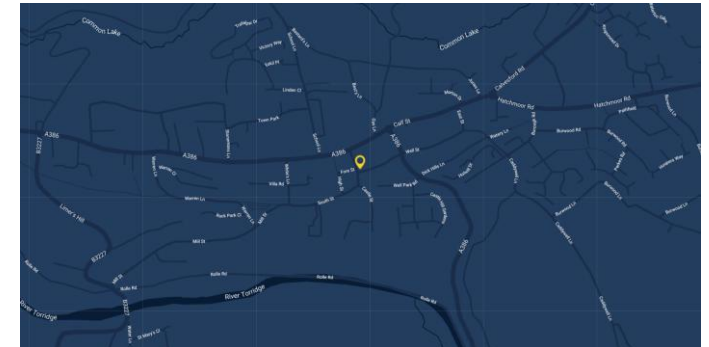
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