



Church House Winkleigh EX19 8JD



Guide Price - £200,000



Church House, Winkleigh, EX20 3FD

Beautiful thatched cottage steeped in history, featuring vaulted living spaces, exposed beams, three bedrooms, and a wealth of period character, set against the beautiful backdrop of All Saints Church.



- Period Family Home
- Grand Entrance Hallway
- Spacious Kitchen
- Large Family Bathroom
- Beautiful Front Garden
- Reverse Living
- Old Stone Fireplace
- Garage and Off-Road Parking
- Far-Reaching Countryside Views
- Blend of Heritage and Comfort
- Grade II listed
- Council Tax Band - D
- EPC - F



Church House is a truly beautiful Grade II listed thatched cottage, believed to date back to circa 1535. Steeped in history and brimming with character, this exquisite cob-built home offers a wonderful blend of heritage and comfort. Nestled in the heart of the picturesque village of Winkleigh, and framed by the village church to the rear, it enjoys glorious views across the rolling Devon countryside, offering a peaceful and idyllic setting.

A thatched porch shelters a large wooden door, opening into a grand entrance hall that immediately impresses with its warmth and sense of history. Stairs rise to a galleried landing, leading to a vaulted reception room with exposed beams, an impressive stone fireplace, and three front-facing windows that flood the space with natural light. This inviting living area offers versatility for entertaining or relaxed family living, perfectly showcasing the cottage's period charm. Modern conveniences, including mains water, electricity, and drainage, have been sensitively integrated throughout.

The home features reverse living accommodation, with three comfortable bedrooms and a spacious family bathroom on the ground floor. Upstairs, a separate kitchen and cloakroom lead out to a small courtyard with cobbled steps connecting to the churchyard beyond.



Outside, a beautiful front garden is laid to lawn, bordered by mature flowers and shrubs, creating a welcoming first impression. The property also benefits from off-road parking and a garage. Rich in heritage and timeless in appeal, Church House is an enchanting home that captures the very essence of Devon country living.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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.



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on this property.

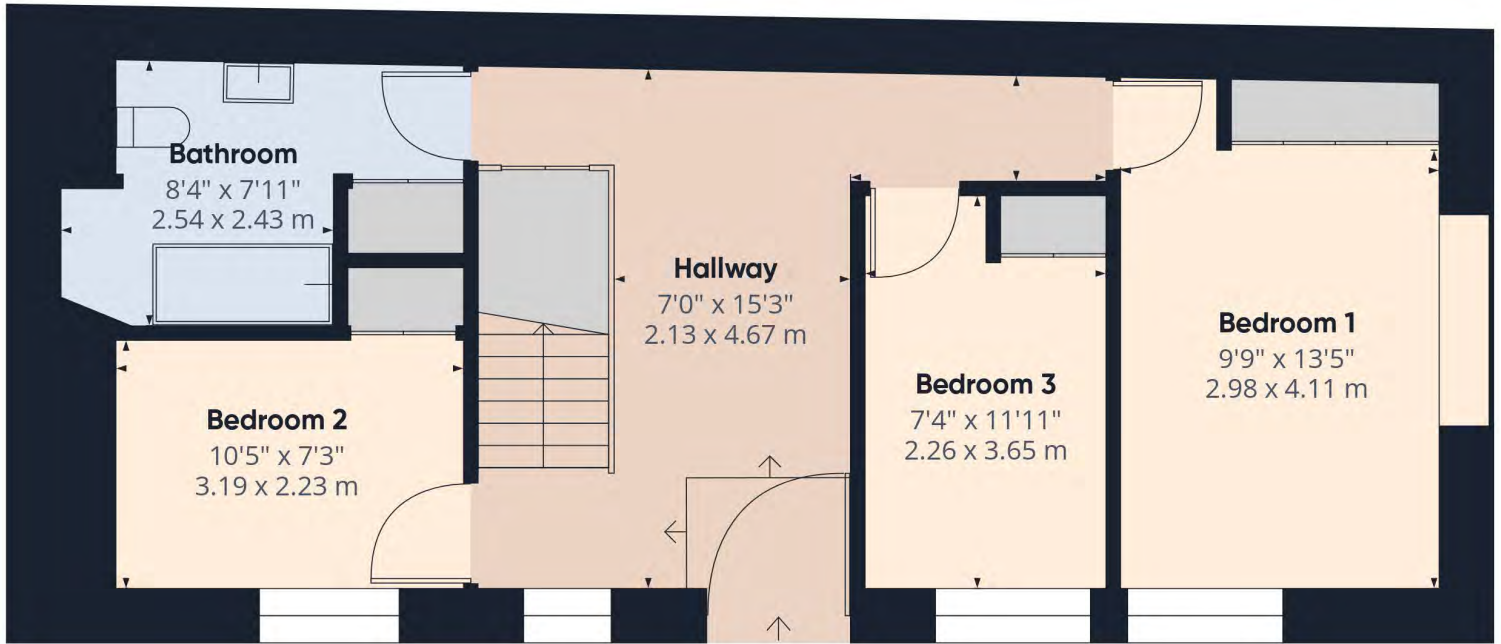
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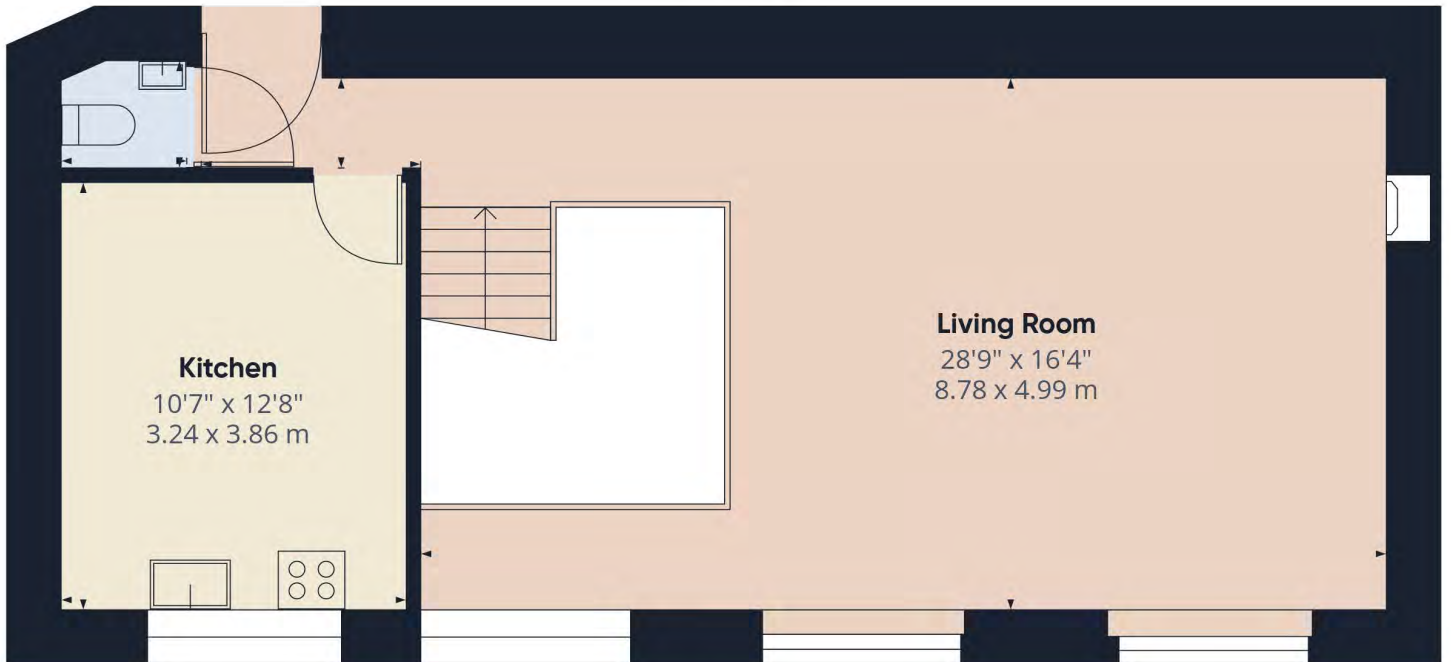
Approximate total area⁽¹⁾

1188 ft²

110.2 m²



Floor 0 Building 1



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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.

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.