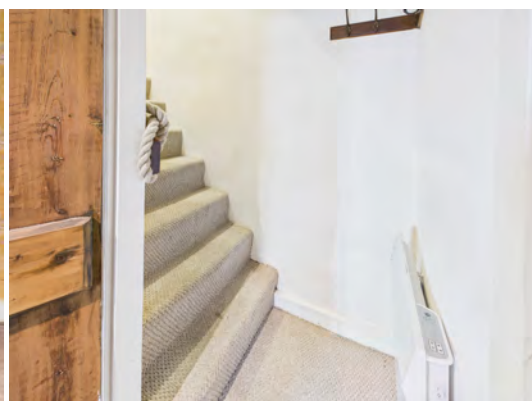




1 Coopers Hill  
Winkleigh  
EX19 8JF



**Offers in Excess Of - £150,000**



Changing Lifestyles

01837 500600



# No.1 Coopers Hill, Winkleigh, EX19 8JF.

A Charming Thatched Cottage in the Heart of Winkleigh, Perfect for Peaceful Village Living or a Serene Weekend Escape...



- No Onward Chain
- Charming Thatched Cottage
- Two Comfortable Bedrooms
- Cosy Sitting Room
- Traditional Stone Construction
- Feature Woodburner Fireplace
- Modern Fitted Kitchen
- Peaceful Village Location
- Ideal Holiday Home
- Great Investment Opportunity
- Easy Access To Exeter
- Council Tax Band - A
- EPC - E



Tucked away in the heart of the picturesque village of Winkleigh, Coopers Hill is a charming two-bedroom thatched cottage offered with no onward chain, making it an ideal choice for those seeking a peaceful countryside retreat, a holiday home, or a smart investment opportunity. Thoughtfully presented and full of traditional character, this delightful home combines rustic charm with practical modern living.

The property, constructed from stone and cob beneath a beautiful thatched roof, welcomes you into a cosy sitting room where a woodburner takes centre stage, creating a warm and inviting atmosphere that perfectly suits relaxed evenings by the fire. Beyond this, the kitchen sits at the rear of the cottage, offering a more contemporary space with room for a freestanding fridge freezer and useful built-in storage beneath the stairs. A door leads to a rear passageway that doubles as a compact covered seating area, providing a pleasant spot for morning coffee or reading in the shade. This also connects back to the front of the cottage for added convenience.

Upstairs, the main bedroom offers a comfortable double room with built-in storage, while the second bedroom is well-suited for a single bed or could serve as an ideal home office. The bathroom completes the accommodation, fitted with a bath and shower over, wash hand basin, and WC.

Winkleigh itself is a quintessential Devon village, renowned for its community spirit, local amenities, and traditional pubs. Surrounded by rolling countryside, it offers easy access to nearby towns and transport links, with Exeter less than an hour away by car.

Please note, the passageway to the rear is owned by No.1 Coopers Hill, but a right of way provides occasional access for No.2.

This enchanting home captures the essence of village living, combining period charm, comfort, and practicality in equal measure. Whether you are looking for a permanent residence, a weekend escape, or a charming investment property, Coopers Hill is a wonderful opportunity to own a slice of Devon heritage.

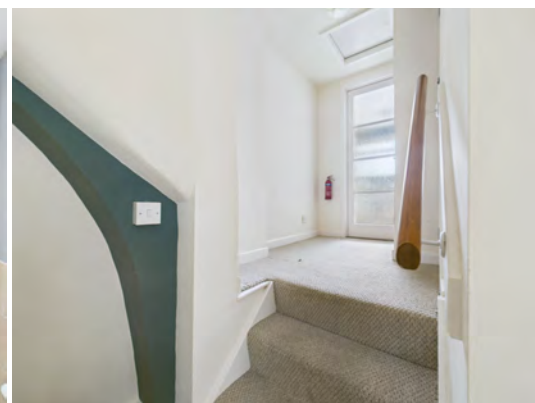
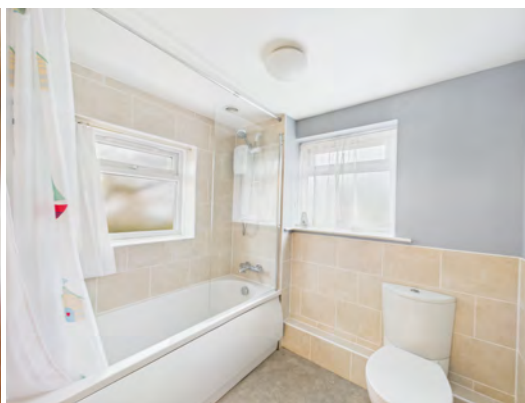


# Changing Lifestyles

Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, two public houses, veterinary surgery, doctors surgery and village church.

There are a range of community activities for all ages based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton. The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park.

The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town of Crediton is also easily accessible and the cathedral and University City of Exeter, with its M5 motorway, mainline rail and international air connections is within easy driving distance.



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:







Floor 0



Floor 1



**Approximate total area<sup>1)</sup>**

570 ft<sup>2</sup>  
52.9 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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 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.