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Oxborough  
Phillips

*The key to moving home*

# Higher Primrose Cottage

## Winkleigh

### EX19 8HU



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 - £240,000**



# Higher Primrose Cottage, Winkleigh, EX19 8HU

A mid-terraced two bed cottage situated in the heart of Winkleigh Village centre perfect for those looking to downsize or first time buyers...



- Cottage Style Home
- Offering Two Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom
- Spacious Living Room
- Enclosed Rear Court Yard
- Off-Road Parking
- Close Proximity to Local Amenities
- Street Parking Available
- Perfect for First Time Buyers
- Working Woodburner
- Council Tax Band - TBC
- EPC - E



Step inside this charming cottage-style home and you'll immediately feel the warmth, character, and comfort it has to offer. Perfectly suited for first-time buyers, this delightful property blends traditional appeal with modern living, creating a space that feels both welcoming and practical from the moment you arrive.

The heart of the home is the contemporary kitchen and dining room, thoughtfully designed for both everyday living and entertaining. With clean lines, modern finishes, and plenty of space for cooking and dining, it's an area that invites you to gather, host, and enjoy. Whether it's relaxed weekday meals or weekend dinners with friends, this space adapts effortlessly to your lifestyle.

Flowing through to the spacious living room, you'll find a room full of charm and comfort. The working woodburner takes centre stage, providing a cosy focal point and creating the perfect atmosphere on cooler evenings. This inviting space is ideal for unwinding after a long day, curling up with a book, or enjoying movie nights in front of the fire.

The property offers two well-proportioned bedrooms, each providing a calm and comfortable retreat. These rooms are versatile and well suited for restful nights, a home office, or guest accommodation. A well-appointed family bathroom serves the home, offering functionality and comfort in equal measure.

To the rear, an enclosed courtyard garden provides a private outdoor escape. Easy to maintain and ideal for al fresco dining, morning coffee, or a touch of greenery, it's a lovely extension of the living space without the upkeep of a large garden.

Practicality is further enhanced with off-road parking, alongside additional street parking for visitors. The home is also conveniently located close to local amenities, ensuring shops, services, and everyday essentials are always within easy reach.

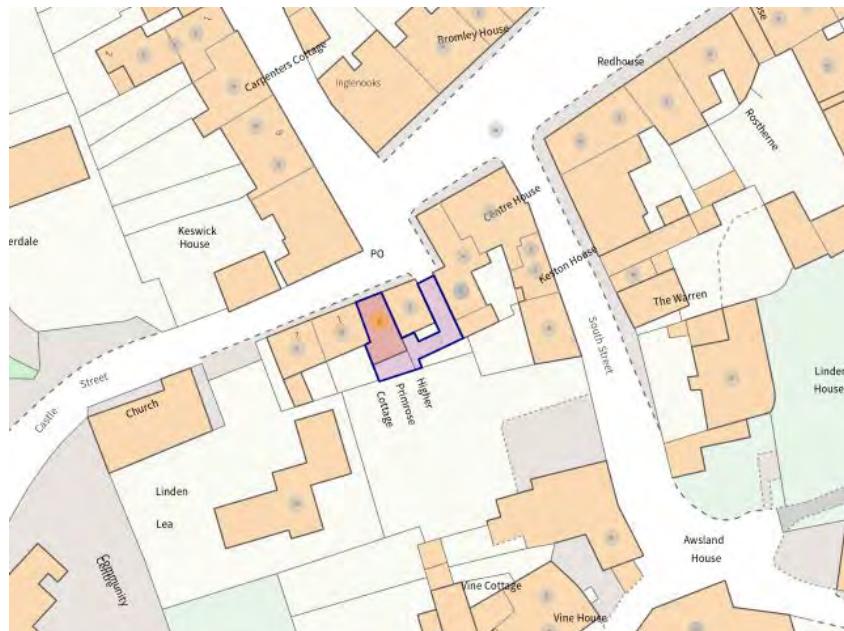
With Council Tax Band TBC and an EPC rating of E, this property represents an exciting opportunity to step onto the property ladder. Full of charm, comfort, and potential, this cottage-style home is ready to welcome its next owners—could that be you?



# 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.



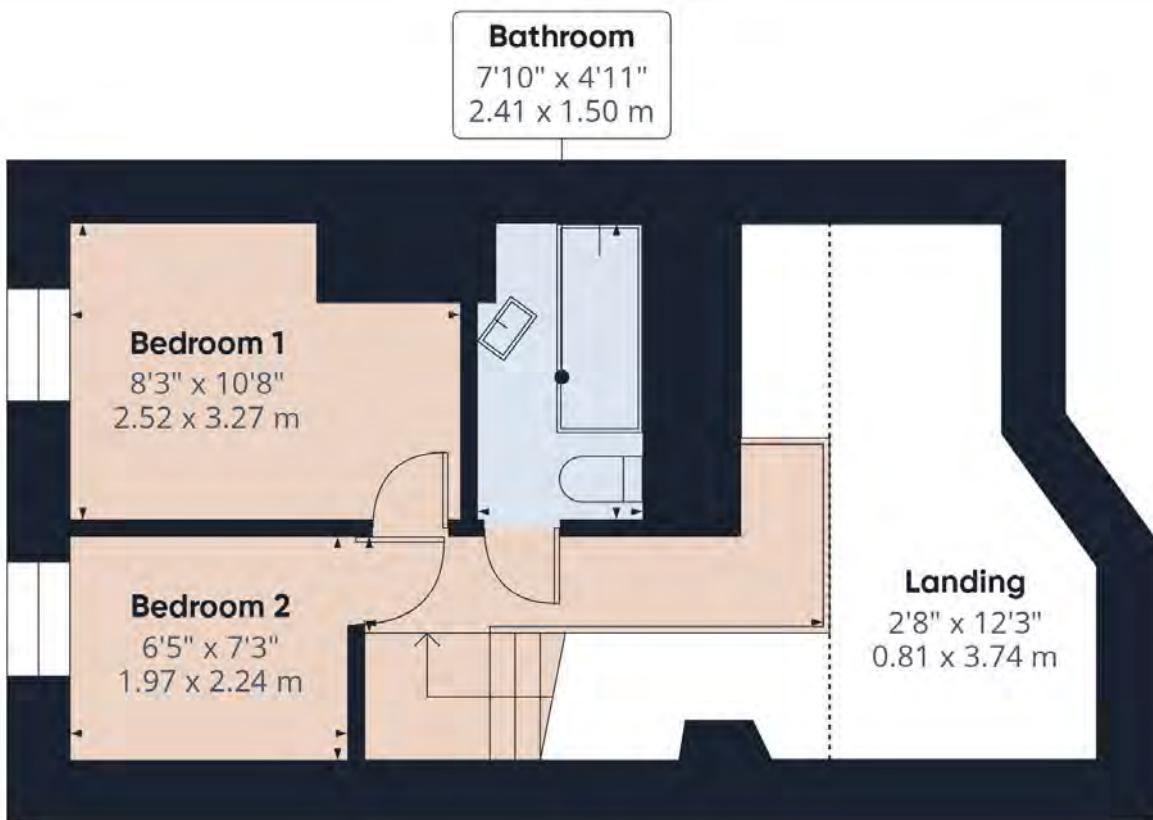
Please do not hesitate to contact the team at **Bond Oxborough Phillips** Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



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

550 ft<sup>2</sup>  
51 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

## 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.

Please let us know how we are doing;

