



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Rose Cottages  
Exeter Road  
Winkleigh  
Devon  
EX19 8HW

**Asking Price: £210,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)

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## Overview

Welcome to Rose cottage, Situated in the heart of the charming and well-regarded Devon village of Winkleigh, this delightful three bedroom cottage offers character, versatility and a wonderful village lifestyle.

On arrival, you are first welcomed by a two storey barn featuring double sliding doors, which currently provides parking for a small car or excellent storage space.

A few steps lead you through the attractive lawned garden which sits proudly in front of the cottage, creating a lovely approach and outlook. The property is entered via a striking apex-style enclosed porch, beautifully glazed to create a bright and inviting sunroom, perfect for enjoying the garden outlook throughout the seasons. To the side of the porch is a patio seating area, forming a lovely sun trap and an ideal place to relax. From here, doors lead to the upper floor of the barn which has recently been re-roofed and offers fantastic potential to be transformed into a studio, art room or creative workspace. The barn benefits from water and drainage, offering potential for use as a utility area or workshop.

Stepping inside the cottage you enter a spacious open-plan living area which immediately feels warm and welcoming. The room centres around a charming log burning stove, creating a cosy focal point for the space. Within the open-plan layout is the kitchen area, which has recently been fitted with new units and a cooker, along with a practical breakfast bar that is perfect for informal dining.

Stairs rise from the living area to the first-floor landing where all rooms lead from here. Bedroom one is a good-sized double room enjoying pleasant views over the front garden and also benefits from a useful storage cupboard. Bedroom two is a single bedroom with a front aspect overlooking the garden, while bedroom three is a smaller single room with a rear facing window, making it ideal as a home office or study. The family shower room is fitted with a corner shower, WC and hand basin.

The property benefits from on-road parking and enjoys a wonderful position within this friendly and well-served village.

Nestled in the heart of Devon between Exmoor and Dartmoor National Parks, the village of Winkleigh is home to a welcoming community of under 1,500 residents. With a history dating back to the Domesday Book of 1086, the village is full of character and heritage. Winkleigh was once voted one of the best places in the country to raise a family thanks to its strong sense of community, excellent village services and surrounding green spaces.

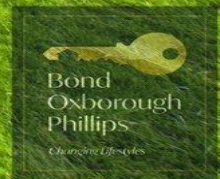
The village currently offers two pubs, a butcher's shop, a general store, a doctor's surgery, a veterinary clinic, a village hall and a sports centre.

For those who enjoy outdoor pursuits, Dartmoor National Park is approximately 27 miles away and offers miles of stunning scenery and walking routes. The beautiful North Devon coastline is around 23 miles away and is popular with surfers, bodyboarders and dog walkers alike. Closer to home, Winkleigh Woods provides a peaceful setting for walks and picnics.

Ticking boxes aside, it is often the feel of a home that truly makes the decision. Only by visiting this charming cottage can you fully appreciate its character, setting and potential. I strongly encourage you to arrange a viewing to experience it for yourself.

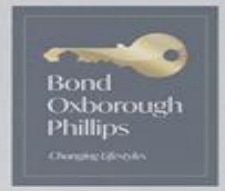
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## Floorplan



## Directions

From the office head down New Street to the crossroads and turn right onto the A386 towards Okehampton. At the bottom of the hill take the left hand fork on the A3124 towards Exeter. Remain on this road for approximately 10 miles past the airfield turning right at the cafe on the corner. After a short distance where the road forks, bear left by a thatched cottage onto Barnstaple Street. At the end of the road with the post office turn onto Exeter road where the property can be found on your right hand turning.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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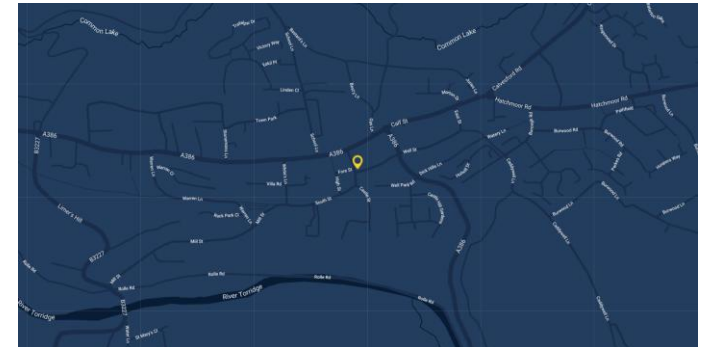
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