



# West Gosland Down Winkleigh EX19 8DN



**Guide Price - £700,000**



# West Gosland Down, Winkleigh, EX19 8DN.



A beautifully secluded character cottage set within enchanting grounds, offering charm, privacy and an exceptional Devon countryside lifestyle opportunity...

- Charming Grade II Listed Cottage
- Stunning Valley Setting And Views
- Approximately 4.4 Acres
- Beautiful Stream And Woodland Ground
- Character Features Throughout Home
- Impressive Inglenook Fireplace Feature
- Three Versatile Reception Rooms
- Four Bedrooms With Lovely Outlooks
- Mature Gardens And Orchard Area
- Useful Outbuildings And Workshop
- Private Driveway And Ample Parking
- Council Tax Band - D
- EPC - N/A



Tucked away within a beautifully secluded valley, this enchanting Grade II listed cottage offers a rare opportunity to acquire a truly characterful home set within approximately 4.40 acres of idyllic Devon countryside. Approached via its own private driveway and surrounded by ring fenced land, the setting is both peaceful and captivating, with mature gardens, gently flowing stream borders and open pasture creating a natural haven for wildlife.

Dating back to the 17th century, the cottage is rich in period charm, showcasing a wealth of original features including exposed timbers, deep silled windows, traditional latched doors and a striking inglenook fireplace complete with cloam oven and multi fuel stove. The accommodation is both versatile and inviting, with three reception rooms offering a balance of cosy living and practical space. The garden room, of oak frame construction, enjoys delightful triple aspect views across the grounds and opens onto a sheltered terrace, seamlessly blending indoor and outdoor living.

The kitchen is thoughtfully fitted with oak fronted units, complemented by solid work surfaces and a classic oil fired Aga, forming the heart of the home. A separate dining room enjoys dual aspect views across the surrounding land, while a ground floor bathroom adds convenience.

Upstairs, four well proportioned bedrooms all enjoy picturesque outlooks across the gardens and countryside, served by a modern shower room. The overall feel is one of warmth, character and connection to the natural surroundings.

Externally, the grounds are a true highlight. A tranquil stream with waterfall feature meanders alongside a pond rich with wildlife, while landscaped gardens, terraces and an orchard provide colour and interest throughout the seasons. The remaining land is arranged as paddocks, ideal for a variety of lifestyle uses.

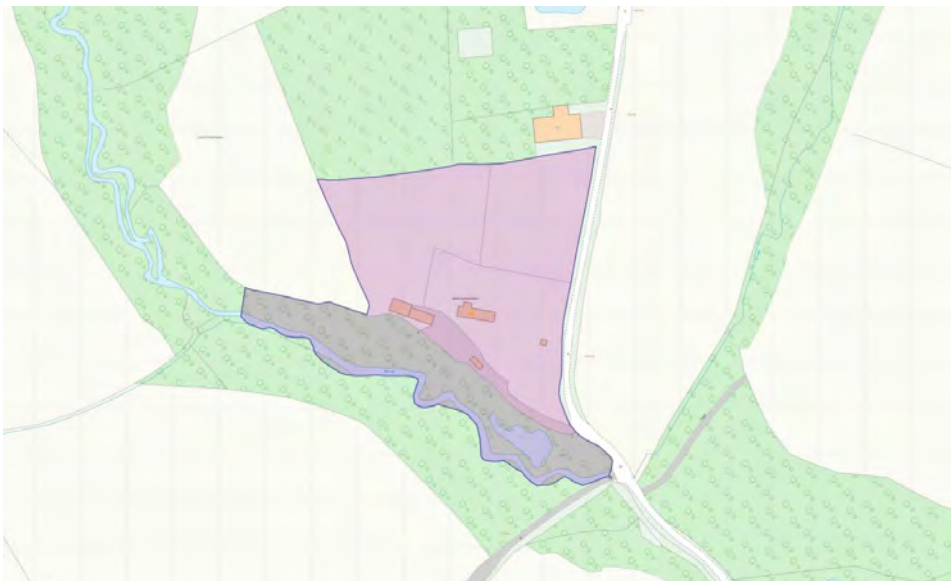
A range of useful outbuildings includes a workshop, store, kennels and a former stable block, offering excellent potential for further use or adaptation. This is a unique and special home, perfectly suited to those seeking privacy, charm and a genuine countryside lifestyle.



# Changing Lifestyles

West Gosland, Winkleigh is an idyllic rural setting, quietly positioned within a sheltered Devon valley and surrounded by rolling countryside. This peaceful location offers a true sense of escape, with unspoilt landscapes, mature woodland and abundant wildlife creating a calm and picturesque environment. Despite its seclusion, the property remains conveniently close to the popular village of Winkleigh, which offers a range of everyday amenities including a village shop, post office, public houses, primary school and sports facilities.

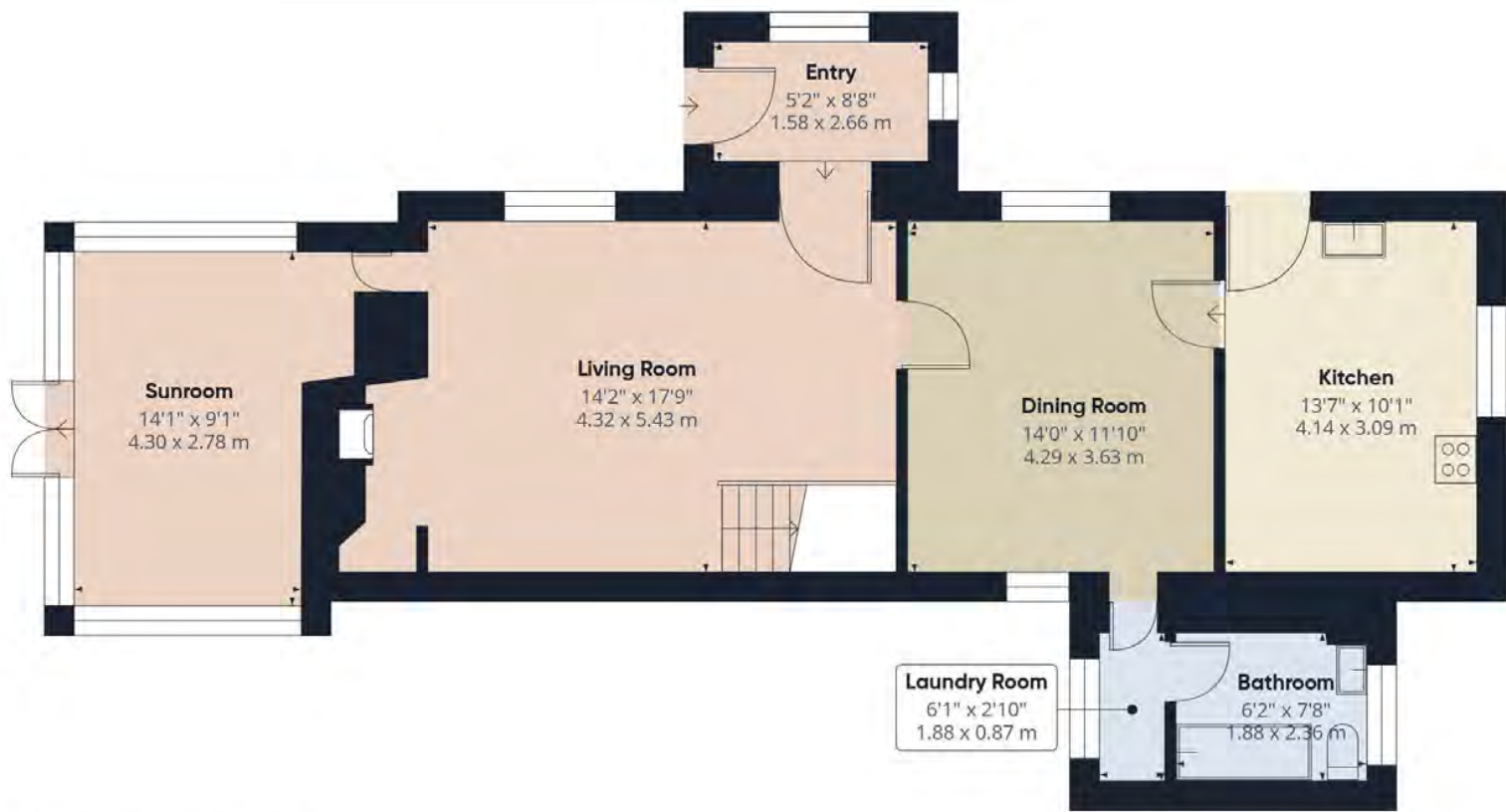
The area is particularly well regarded for its network of quiet country lanes, bridleways and nearby forestry, making it ideal for walking, riding and outdoor pursuits. The surrounding towns provide further facilities, while larger centres are easily accessible for wider travel and commuting. Combining privacy with accessibility, West Gosland is perfectly suited to those seeking a relaxed countryside lifestyle without feeling isolated.



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

1377 ft<sup>2</sup>  
128.1 m<sup>2</sup>

Floor 0 Building 1



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