

# 1 Honeysuckle Lane

## Winkleigh

### EX19 8BZ



**Guide Price - £280,000**



# 1 Honeysuckle Lane, Winkleigh, EX19 8BZ



A detached two-bedroom bungalow situated within a desirable development in Winkleigh, benefiting from an enclosed rear garden, two off-road parking spaces and a range of nearby local amenities...

- Beautifully Presented Modern Home
- Bright And Airy Throughout
- Spacious Dual Purpose Kitchen
- Stylish Contemporary Fitted Kitchen
- Generous Living Accommodation
- Two Well Proportioned Bedrooms
- Modern Family Bathroom Suite
- Neutral Décor Throughout Property
- Excellent First Time Purchase
- Ideal Investment Opportunity
- Ready To Move Into
- Council Tax Band - C
- EPC - C



A beautifully presented and thoughtfully designed two bedroom home, offering stylish contemporary living with a bright and spacious feel throughout. Finished to a high standard and enjoying a practical layout, this attractive property is perfectly suited to first time buyers, downsizers, investors or anyone seeking a modern, low maintenance home ready to move straight into.

The property welcomes you into a central entrance hall which provides access to all principal rooms, creating an excellent sense of flow and separation between the living and sleeping accommodation. The living room is a particularly inviting space, filled with natural light and offering a comfortable environment for both relaxing and entertaining. Its generous proportions allow ample room for a variety of furnishings while maintaining an airy and uncluttered feel.

The kitchen has been fitted in a clean and contemporary style, featuring an excellent range of modern cabinetry, integrated cooking appliances and generous worktop space. The neutral tones combine beautifully with the natural flooring to create a bright and timeless finish. There is also ample space for dining, making it an ideal setting for everyday living, family meals or hosting guests.



Both bedrooms are well proportioned doubles, offering flexibility for a range of buyers whether additional guest accommodation, home working space or growing families are required. Each room enjoys a pleasant outlook and continues the home's fresh and modern presentation.

The bathroom is finished in a contemporary style with quality fittings and a clean, neutral design that complements the rest of the property perfectly. One of the standout features of this home is its overall balance of space and practicality. The layout has been carefully considered to maximise usability while maintaining a welcoming and comfortable atmosphere throughout. The home also benefits from excellent storage solutions and an abundance of natural light, further enhancing the sense of space.

Externally, the property continues to impress with easy access and a modern overall appearance, while its convenient position ensures excellent accessibility to nearby amenities, transport connections and everyday essentials. Offering modern accommodation in excellent decorative order throughout, this is a superb opportunity to acquire a stylish home requiring little to no immediate work. Early viewing is highly recommended to fully appreciate the quality, comfort and lifestyle this attractive property has to offer.

# 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.

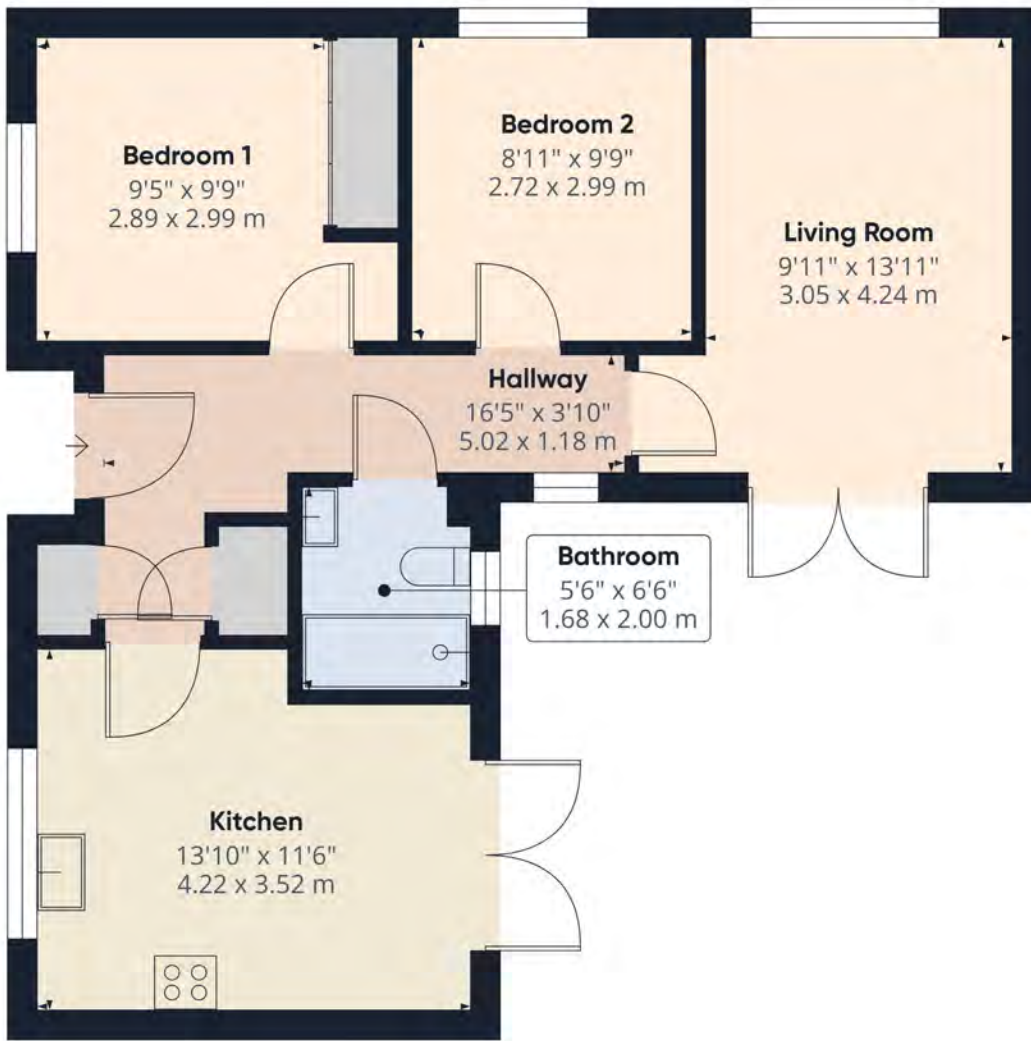
The village is also well-connected, with easy access to nearby towns like Barnstaple and Bideford, making it ideal for those seeking a peaceful, rural lifestyle without sacrificing convenience. In addition, Winkleigh hosts various cultural events, including the traditional "Burning the Ashen Faggot," 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:





Approximate total area<sup>m</sup>  
642 ft<sup>2</sup>  
59.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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