



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Red Lane Cottage

## Winkleigh

### EX19 8HT



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



## Offers in the Region of - £280,000



Changing Lifestyles

01837 500600

# Red Lane Cottage, Winkleigh, EX19 8HT.

A wonderful cottage situated centrally within a thriving Devonshire village, boasting an updated contemporary theme alongside spacious living arrangements throughout...



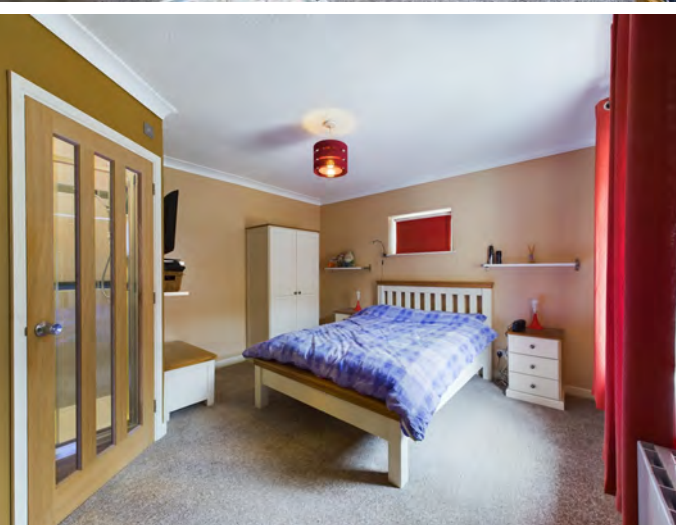
- Attractive Mid-Terraced Cottage
- Offering Three Bedrooms
- Spacious Living/Dining Room
- Contemporary Kitchen
- Master En-Suite & Family Bathroom
- Enclosed Rear Garden
- Well Presented Throughout
- Sympathetically Renovated
- Close to Local Amenities
- Sought After Village Location
- No Onward Chain
- EPC - E



Introducing Red Lane Cottage, an enchanting residence that effortlessly combines timeless charm with contemporary elegance. This captivating abode is nestled just a stone's throw away from the heart of the village, boasting convenient proximity to the local shop, post office, and two charming public houses.

Step inside this meticulously maintained cottage to discover an inviting open plan living arrangement, generously designed to accommodate your every need. The harmonious blend of character features and modern accents throughout the home creates an ambiance that is both captivating and comfortable.

The upper level of the cottage boasts three bedrooms, while the master bedroom features an elegant en-suite, while a well-appointed family bathroom caters to the needs of both residents and guests alike.



Prepare to be impressed by the ground floor, where the true essence of this property shines. An expansive open plan living dining room awaits, providing an ideal space for both gatherings and lively entertaining. Adjacent to this, a spacious kitchen awaits, boasting integral units and complete with a convenient breakfast bar for those moments when a quick bite is in order.

As you venture to the rear of the home, you will discover a generously sized garden that presents boundless possibilities for the future. Here, children can frolic freely, in a safe and secure environment, while you indulge in moments of tranquillity and relaxation inside.

For your convenience, parking is readily available at the front of the property, with both on-street parking and the village square providing ample space to accommodate multiple vehicles.

Red Lane Cottage is more than just a home; it is an invitation to embrace a lifestyle of timeless elegance and effortless convenience. Do not miss your chance to make this exceptional property yours.

# 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.

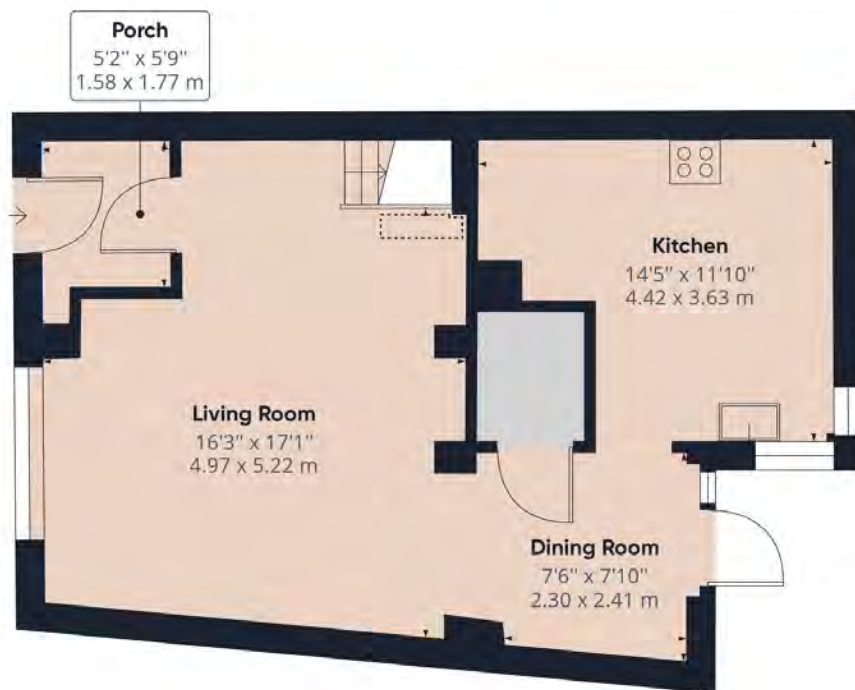
The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park. The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town 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

## 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.