



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Churchgate  
Cottage  
Beaford  
Winkleigh  
Devon  
EX19 8LW

**Guide Price: £290,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Churchgate Cottage, Beaford, Winkleigh, Devon, EX19 8LW



- Link Detached Cottage
- Three bedrooms
- Ensuite to master bedroom
- Character features
- Log burning stove
- Kitchen with integrated appliances
- Driveway and garage (13'7" x 11')
- Enclosed detached garden
- EPC: D
- Council Tax Band: B



Often property seekers in the South West have a very specific set of wishes when they move to the area. In their minds eye they will often be looking for a character home in a village, with parking and a short stroll from the local pub. There must be a feature fireplace with log burning stove, a light and modern kitchen, countryside walks from their doorsteps and a short drive to the nearest coastline. Its sounds like an impossible task to find all this in one place but that is exactly what is on offer in this dream Devon home.

Churchgate Cottage has seen many improvements over the years, none more so than the current owner has undertaken. The lengthy list extends to a new roof externally as well as having an internal reconfiguration. As part of this the kitchen has been re-fitted and incorporates integrated appliances. The living room is a particular favourite of mine, a welcoming, cosy yet spacious room oozing character. Imagine coming in from a hard day at work, kicking your shoes off and warming your toes in front of the fire whilst enjoying a glass of your favourite tippie. Although a period home there is a light and airy feel throughout, complimented beautifully in its modern, contemporary decor. It really is a truly lovely home. Opposite the cottage is a driveway, large enough to park a car. Next to the driveway is the garage, a fantastic space to store garden furniture, tools and many others bits that need to be out of sight. The enclosed garden is accessed from the driveway via a gated entrance and constitutes the ideal space to enjoy the best of the fresh air.



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**Location is often key when considering a move. Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Garden Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.**

**The Globe Inn opposite is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020.**

**All in all this beautiful home has a lot to offer but ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Churchgate Cottage you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.**



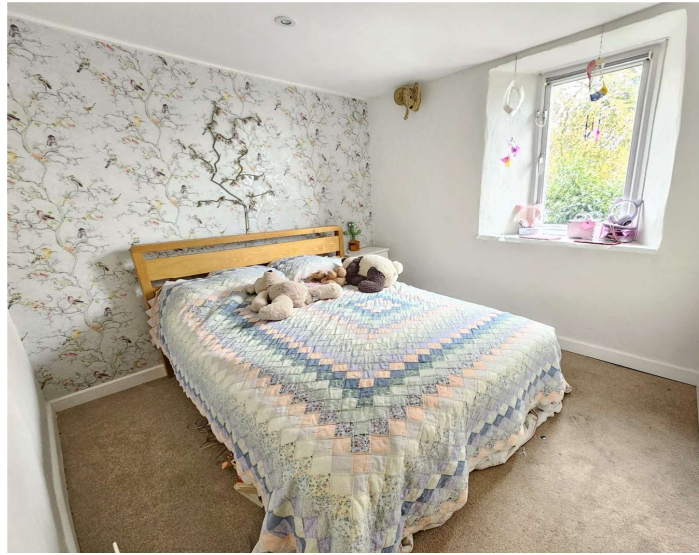
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*BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)*

*MOBILE PHONE: COVERAGE IS LIMITED ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

*PLEASE NOTE THAT PART OF THE PROPERTY IS LISTED ON POSSESSORY TITLE.*

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Plan produced using PlanUp.

## Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road for approximately 4.5 miles. Enter the village and take the second lane on the right just before the bus stop. The property is situated at the end of the lane just before the entrance to the church yard.

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.

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We are here to help you find  
and buy your new home...

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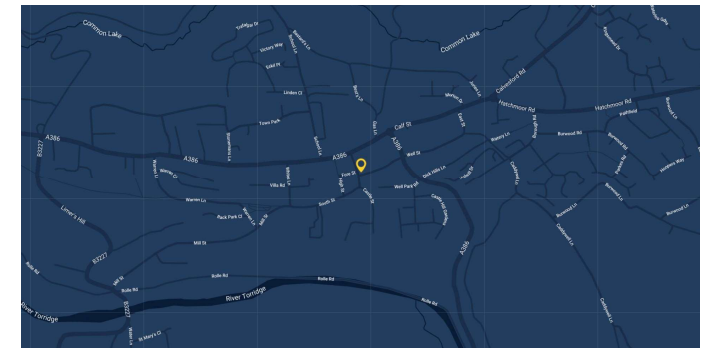
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