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Changing Lifestyles

10 Old Barn Close
Winkleigh
EX19 8JX



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £330,000



Changing Lifestyles

01837 500600

10 Old Barn Close, Winkleigh, EX19 8JX.

A spacious family home positioned within an established cul-de-sac, with an array of nearby amenities, ample off-road parking and far reaching views, plus the added benefit of no onward chain...



- Modern Detached House
- Offering Three Bedrooms
- Contemporary Dual Aspect Kitchen
- Spacious Living/Dining Room
- Master En-Suite & Family Bathroom
- Enclosed South Facing Rear Garden
- Off-Road Parking & Single Garage
- Close Proximity to Local Amenities
- Peaceful Cul-de-Sac Location
- Oil-Fired Central Heating
- No Onward Chain
- Council Tax Band - D
- EPC - C



Are you considering relocating to a charming Devonshire village, possibly upsizing within the local area, or on that eager search to find a property that is move in ready? This wonderful family home has so much to offer with the added benefit of no onward chain!

Number 10 is positioned within a pleasant cul-de-sac only moments from the community-based village centre that Winkleigh boasts proudly. From here there is a range of local amenities, from two renowned public houses, family-owned butchers, and the nearby primary school. Convenient transport links provide access to neighbouring villages, towns and the opportunity to explore some of the West Country's finest hotspots.

Upon approach, first impressions of this detached property are positive, from the neutral render tones, stonework featuring, timber double glazed windows and ample driveway space.

As you enter the property, the spacious entrance hall offers welcoming and inviting access with practical hard flooring throughout the lower level. The kitchen is a particularly attractive feature, as a result of its contemporary theme, generous storage provisions and a selection of integrated appliances including fridge/freezer, dishwasher and double oven.

The true heart of the home has to be the large living/dining room, this delightful reception space has an incredible amount of floorspace, all whilst embracing a wealth of natural light beaming through the sliding patio door and conservatory. Alongside the oil-fired central heating system, you have the desirable asset of a multi-fuel burner. Final benefits of the ground floor include a cloakroom/utility space and a versatile home office/hobbies room.

Ascending to the first floor, the property offers three well-proportioned bedrooms, all previously occupied as double bedrooms. The master suite is particularly impressive, providing a remarkable amount of floorspace, large integrated wardrobe, en-suite shower room and the elevated views to the rear are quite sublime. The family bathroom has been efficiently designed to provide a separate bath and shower unit.

To the exterior, the enclosed rear garden provides a secure environment for all of the family to enjoy. The south facing orientation can be enjoyed from all areas, from the lawn, patio section or conservatory if desired. The panoramic views are outstanding, with the distinguished edge of Dartmoor grabbing your attention from all angles.

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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.

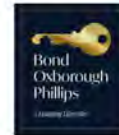
The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park. The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town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

Approximate total area⁽¹⁾

1430.05 ft²
132.86 m²

Reduced headroom

7.49 ft²
0.7 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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