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Oxborough
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Changing Lifestyles

Vineyard Cottage

Winkleigh

EX19 8HN



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £300,000



Changing Lifestyles

01837 500600

Vineyard Cottage, Winkleigh, EX19 8HN.

A delightful cottage positioned centrally within a popular Devonshire village, boasting a wealth of character throughout, multiple reception rooms and an enclosed courtyard garden...



- Grade II Listed Cottage
- Offering Three Bedrooms
- Contemporary Kitchen Suite
- Two Reception Rooms
- Inglenook Fireplace w/Woodburner
- Private Rear Courtyard Garden
- Period Features Throughout
- Family Shower Room
- Beautifully Presented Throughout
- Short Walk to Village Centre
- Recently Updated Electric Combi Boiler
- Council Tax Band - B
- EPC - N/A



Are you eagerly searching for a period style property that embraces a wealth of character throughout, all whilst being positioned centrally within a sought-after Devonshire village? This beautiful home boasts sympathetic décor, a spacious array of living accommodation, plus an enclosed courtyard garden...

Vineyard Cottage is an immaculately presented property believed to date back to the mid-17th century. Positioned centrally within the charming Devonshire village of Winkleigh, you benefit from being surrounded by unspoilt countryside, a social community spirit and nearby local services.

Upon approach, you are greeted by an attractive front courtyard providing a pleasant seating area for you to enjoy the sunshine and south-facing orientation on offer. Aesthetically, this property strives above and beyond, from the bold white render tones, contrasting black window sills and Georgian sash window units.

As you enter, you are welcomed by the central stairwell with traditional latch doors leading you into both reception spaces. The living room is by far the true heart of the home, with a truly welcoming and cosy feel, plus plentiful floorspace, desirable woodburner and access through into the kitchen.

The dining room is the secondary reception space on offer, perfect for entertaining family and friends, all whilst enjoying your culinary delights. From here, there is direct access out to the rear courtyard garden. The kitchen is located to the rear of the cottage, this space has been efficiently designed and incorporates a modern suite, combined with ample worktop space and storage provisions. The Velux window and rear doorway provide an abundance of natural light into this area.

Ascending to the first floor, you have on offer three bedrooms and a family shower room. A meticulous standard of décor is noticeable throughout, bedroom one boasting a well-dimensioned double, with ample floorspace for furnishings and a feature fireplace. Bedroom two is located across the landing area, another double bedroom with integrated storage. Bedroom three is allocated as a single bedroom, a versatile space which could become a nursery or home office if desired. The family shower room was updated in 2022 by the current owners, providing a walk-in shower and overall contemporary suite.

Externally, the cottage boasts an enclosed rear courtyard garden, ideal for those looking for a low maintenance approach. This private external retreat lends itself to a selection of potted plants and relaxed seating arrangement. A further feature of this property is a secure passageway, accessible from the property frontage and rear. With water connections available, this area has been adopted as a convenient utility/store area.

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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.

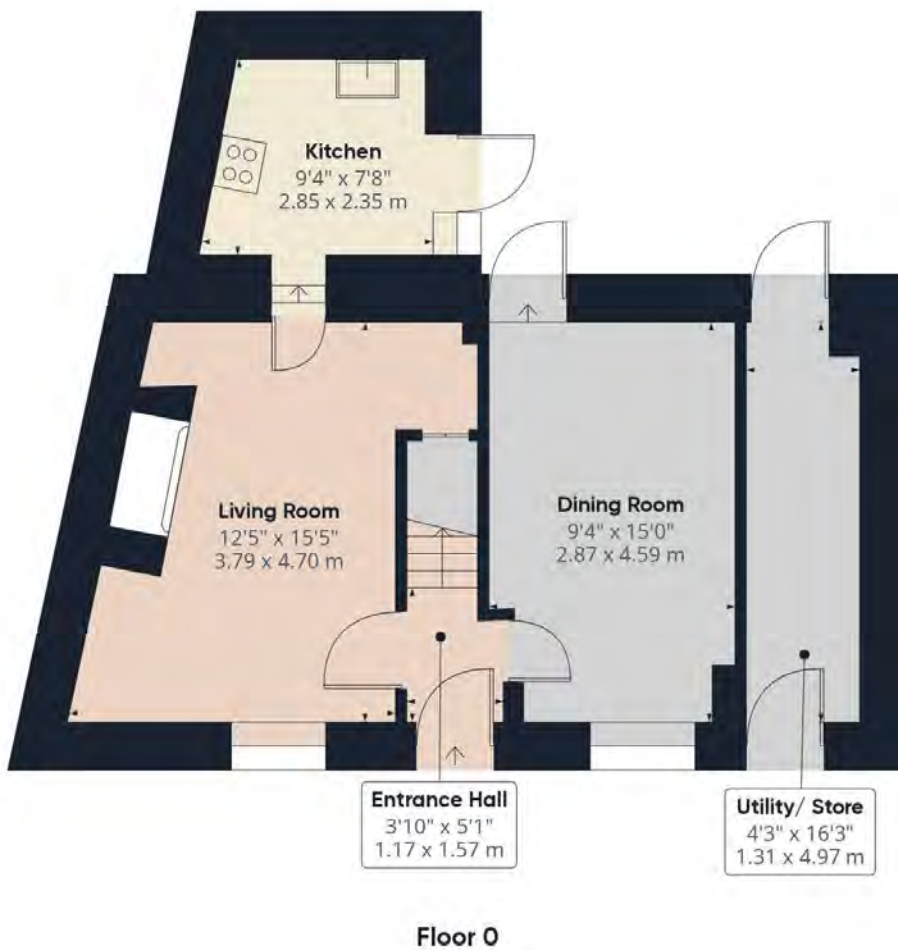
The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park. The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town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



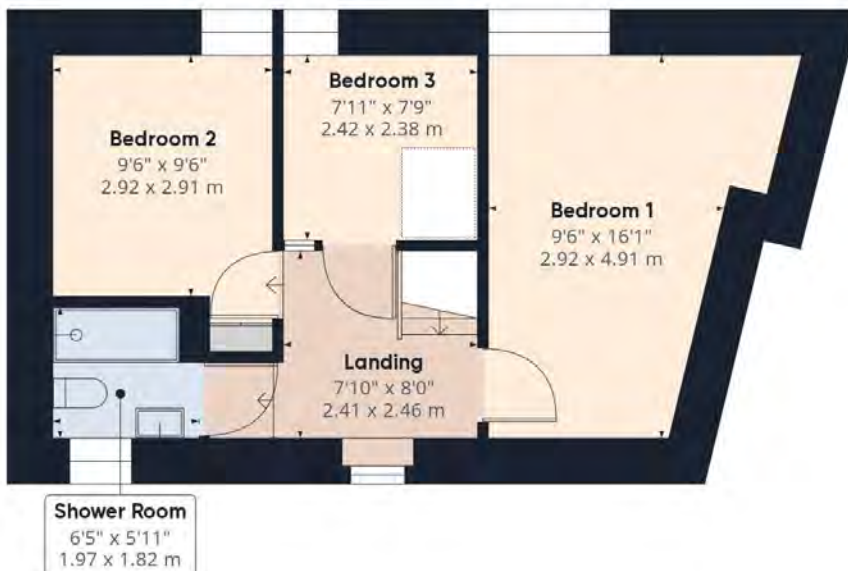


Floor 0

Approximate total area⁽¹⁾

920.86 ft²

85.55 m²



(1) Excluding balconies and terraces

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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