

Round House

Winkleigh

EX19 8JJ



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £290,000



Round House, Winkleigh, EX19 8JJ

Charming Two-Bedroom Cottage with Spacious Garden and Garage in Winkleigh



- Log Burner: Cozy living room feature
- Bright Dining: Garden views
- Modern Kitchen: Stylish and practical
- Two Bedrooms: Peaceful views
- Bathroom: Modern design
- Large Garden: Great for relaxing
- Covered Decking: All-weather seating
- Garage & Driveway: Parking and storage
- Village Location: Near amenities and walks
- Council Tax Band - C
- EPC - F



Charming Two-Bedroom Cottage with Spacious Garden and Garage in Winkleigh

Welcome to this enchanting two-bedroom cottage, perfectly situated in the heart of the idyllic village of Winkleigh. With its combination of period charm and modern convenience, this property offers a delightful retreat for anyone seeking a peaceful countryside lifestyle.

Upon entering the cottage, you're welcomed directly into a cosy living room, where a charming log burner takes centre stage, creating a warm and inviting atmosphere - ideal for relaxing on chilly evenings. Exposed beams and traditional touches add to the room's character, setting the tone for the rest of this unique home.

Beyond the living room, the cottage opens into a bright dining area that enjoys ample natural light from large windows overlooking the garden. This space is perfect for family meals or entertaining, with contemporary light fixtures adding a stylish, modern touch. The adjoining kitchen has been thoughtfully updated with quality fittings, providing a blend of functionality and charm, ideal for any home chef.

Upstairs, you'll find two well-proportioned double bedrooms, each with serene views over the village and surrounding countryside. The bedrooms offer a peaceful sanctuary, enhanced by tasteful décor and a welcoming feel. A well-appointed family bathroom completes the upper floor, designed with both style and convenience in mind.

The property's outdoor space is equally impressive, featuring a large, well-maintained garden that's perfect for al fresco dining, entertaining, or simply relaxing. A covered decked seating area offers a comfortable spot to enjoy the garden year-round, while the lush lawn and a second decked area provide additional space for outdoor activities or gardening.

Practical features include a private garage for secure parking or additional storage and a driveway with off-road parking. The cottage's location in Winkleigh allows easy access to local amenities, scenic countryside walks, and the village's charming pubs, making it the ideal setting for a balanced, relaxed lifestyle.

This Winkleigh cottage is truly a hidden gem, combining rustic charm with contemporary touches in a peaceful village setting. Don't miss your chance to view this exceptional property - it's a must-see!



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.

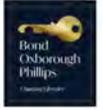
The town of Okehampton is some 11 miles distant and situated on the northern fringes of the Dartmoor National Park. The town has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and expanding sixth form college. From Winkleigh the town 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 Building 1

Approximate total area⁽¹⁾
757.14 ft²
70.34 m²



Floor 1 Building 1

(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.

Calculations are based on RICS IPMS 3C standard.

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