



Cavaliers

Cavaliers, 1 The Follies, Barnstaple Street, Winkleigh, Devon, EX19 8HT



Okehampton 10 miles South Molton 15 miles Exeter 21 miles

An increasingly rare opportunity.
A detached, listed period cottage
requiring complete renovation on
the edge of the village.

- Edge of Village Location
- Large Gardens and Parking
- Grade II Listed
- For Complete Renovation
- 2 Reception Rooms
- 3 Double Bedrooms
- Bathroom
- Countryside Views
- Online Auction

Auction Guide
£200,000

Situation

Cavaliers is set on the western edge of the popular and sought after village of Winkleigh and enjoys an open aspect over countryside to the west. The village lies amidst rolling countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, two public houses, veterinary surgery, doctor's surgery and village church. There is an excellent 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 which is 10 miles away and situated on the northern fringes of the Dartmoor National Park. Okehampton has an excellent range of shops and services, and supermarkets including a Waitrose, hospital, leisure centre and 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. The nearest railway station is less than 5 miles away at Eggesford on the Tarka Line with a regular service between Barnstaple and Exeter (London Paddington just over 3 hours). In addition, the north coast of Devon and Cornwall are within easy driving distance.

Description

Cavaliers is a detached, Grade II listed cottage, set on the edge of the village. The cottage is believed to date from the 18th Century and remains largely unspoilt and retains many original features. Having been unoccupied for some time now it offers an increasingly rare opportunity for prospective buyers it is now in need of complete renovation throughout. The cottage is set in a large plot of just under a quarter of an acre of mature gardens that also provide much scope for further landscaping as well as off-road parking.

Accommodation

The front door leads into the central HALL with stairs to the first floor and understairs cupboard. To the right is the LIVING ROOM with dado panelling and a large fireplace with timber surround and mantel together with a deep shelved alcove to the right and window seats. The SITTING ROOM is a double aspect room with large stone fireplace with cast iron grate and bread oven with terracotta cover. To the rear is a KITCHEN/DINING ROOM with far-reaching views, built-in shelved cupboard and fireplace now housing an oil-fired Rayburn. An opening leads through to the UTILITY with sink unit and a door to the outhouse.

On the FIRST FLOOR the LANDING has views to the rear. BEDROOM 1 is a large, double room with cast iron Victorian fireplace and exposed stone walling. BEDROOM 2 is also a double room with built-in cupboards and Victorian fireplace and BEDROOM 3 is also a double room with double aspect views to the rear. The BATHROOM has a cast-iron bath, high level WC, wash basin and cupboard with hot water cylinder.

Outside

The cottage has large, mature gardens front and rear which offer excellent scope for further landscaping. To the rear there is off-road parking for 2 vehicles.

Services

Mains water and electricity. It is understood that the drainage is by a private system.

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

Approaching the village from the north from the A3124, take the turning towards the village onto Torrington Road. Stay on this road and after half a mile the cottage will be clearly seen on the left. What3words Ref: shadows.vocals.presumes

Method of Sale

The property will be offered for sale by ONLINE TRADITIONAL AUCTION (unless sold prior). The auction end date is Wednesday 4th May, 2022 (5pm). The vendors reserve the right to withdraw or alter the property for sale prior to the auction end date. To view the live auction visit stags.co.uk, click on the Auctions section of the site, follow the link to "Online Property & Land Auctions". Here you will find the property and auction information.

Proof of Identity

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for this registration.

Definition of Auction and Reserve

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.

We expect the reserve will be set within the guide range or no more than 10% above a single guide figure. Guide prices may change at any time prior to the auction.

Legal Pack

Copies of the Legal Pack and Special Conditions of Sale will be available online to be downloaded via the tab on the online auction listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Solicitor Acting

GA Solicitors LLP of 25 Lockyer Street, Plymouth, PL1 2QW Tel: 01752 203500 email: enquiries@GASolicitors.com

Auction End Date and Time

Wednesday 4th May 2022, 5pm

Completion Date

The completion date will be Wednesday 1st June 2022.

Buyer's and Administration Fees

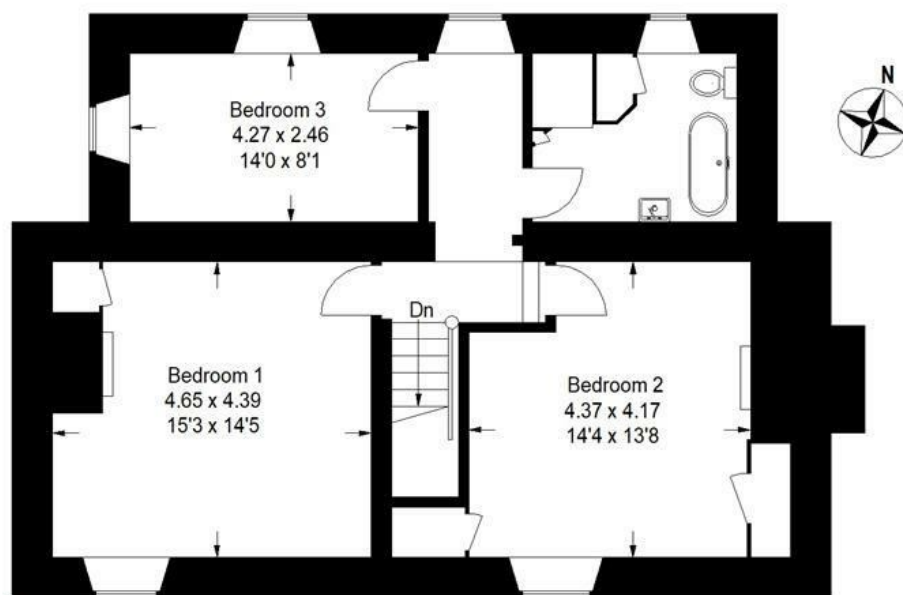
The successful purchaser(s) will be liable to pay the sum of £5,000 at the end of the auction. From this a "buyer's fee" of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs and £2,600 is payable towards the purchase price. An additional "administration" fee of £1,000+VAT will be payable by the successful purchaser immediately after the auction. This will be separately invoiced by Stags.

Special Conditions of Sale

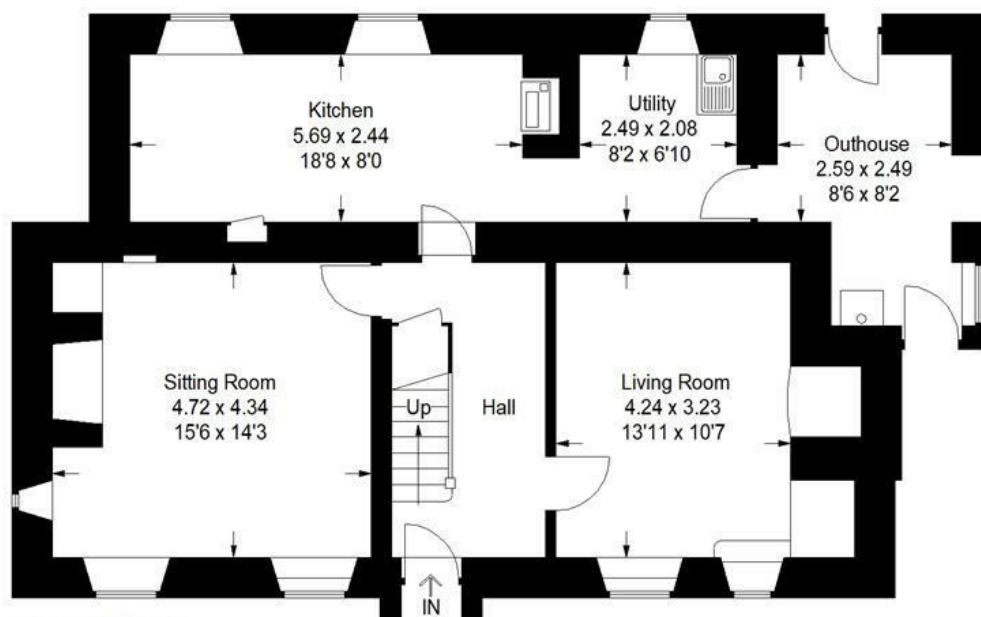
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Approximate Gross Internal Area = 169.4 sq m / 1823 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID828872)

These particulars are a guide only and should not be relied upon for any purpose.

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