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Vine Cottage

Vine Cottage, Vine Street, Winkleigh, Devon, EX19 8HN



Okehampton 11 Miles A30 12 Miles

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Deceptively spacious  
cottage in tucked away  
village location.

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- Period Cottage
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- Large Landing
- Large Bathroom
- Ideal Investment Property

Guide Price £155,000



#### SITUATION

The cottage occupies a tucked away location, yet being within a short walk of the village square with its range of services and amenities. Winkleigh is set amidst rolling Devonshire countryside and has a village stores, post office, butchers, primary school, pre school, public houses, veterinary and doctors surgeries. There are a good range of community activities based around the community centre, village hall and sports hall. From Winkleigh, regular buses run between Exeter and Barnstaple. There are good transport services with daily buses to Exeter and Barnstaple, together with a service to Okehampton. Eggesford Station is only a ten minute drive with access to the Tarka Line, between Barnstaple and Exeter. Then nearby town of Okehampton offers an excellent range of shops and services and it situated on the northern fringes of the Dartmoor National Park, whilst there is also easy access to the cathedral and university city of Exeter, with its M5 motorway, main line rail and international air connections. The north and south coasts of Devon and Cornwall are within easily travelling distance with a attractive beaches and delightful coastal scenery.

#### DESCRIPTION

Vine Cottage comprises a period cottage, which has recently been partially renovated and re decorated, both inside and out, has been re carpeted throughout and has the added addition of a new wood burning stove. The property had been let until comparatively recently and would likely achieve in the region of £575 - £625 pcm and would ideally suit as an investment property, holiday home or for anybody seeking an affordable cottage in this popular village. The interior is deceptively spacious with many character features including a large open fireplace with new wood burning stove, together with double glazed windows.

#### ACCOMMODATION

Covered Entrance Porch with upvc double glazed door to hallway area with electric meters. Large Open Plan Living Room/Kitchen Area. Kitchen fitted with a range of wood block effect worksurfaces with cupboards and drawers beneath, single drainer ceramic sink. Plinth mounted electric heater, windows to side. Through to Living/Dining Area, a spacious and light room with inglenook fireplace with inset wood burning stove with slate hearth and bressummer beam over, bay window to front with bench seat and display recess, night storage heater. Rear Hall with tiled floor, night storage heater, stairs rising to first floor and door to Utility Room with window to side, space and plumbing for automatic washing machine. Wide staircase to large landing with window to one side, tv and telephone points and access to roof space. Bedroom 1 with dual aspect upvc double glazed windows to front and side. Fireplace recess and electric panel heater. Bedroom 2 with upvc double glazed window to front with views towards the church, electric panel heater. Bathroom: Roll top bath with mixer shower attachment, pedestal wash basin with light and mirror over, low level wc. upvc double glazed window to rear and electric convector heater. Airing cupboard housing factory lagged hot water tank with immersion heater.

#### SERVICES

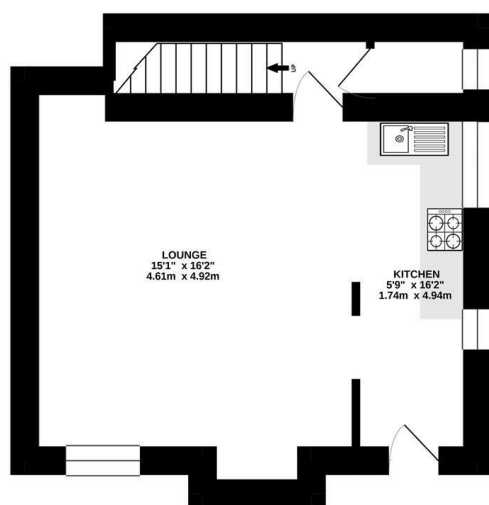
Mains Electricity, Water and Drainage.



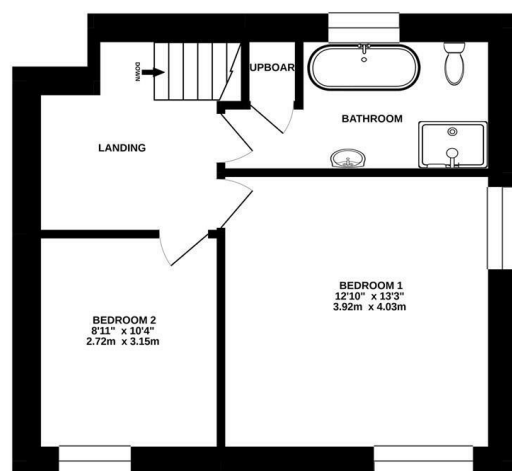


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		51	
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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