



WINKLEIGH

GUIDE PRICE **£125,000**

Incredible Opportunity for Renovation & Extension (Subject to PP)

 2 Bedrooms

 1 Bathroom

 2/3 Reception Rooms

 EPC Rating: E (47)

**MILLER**
TOWN & COUNTRY

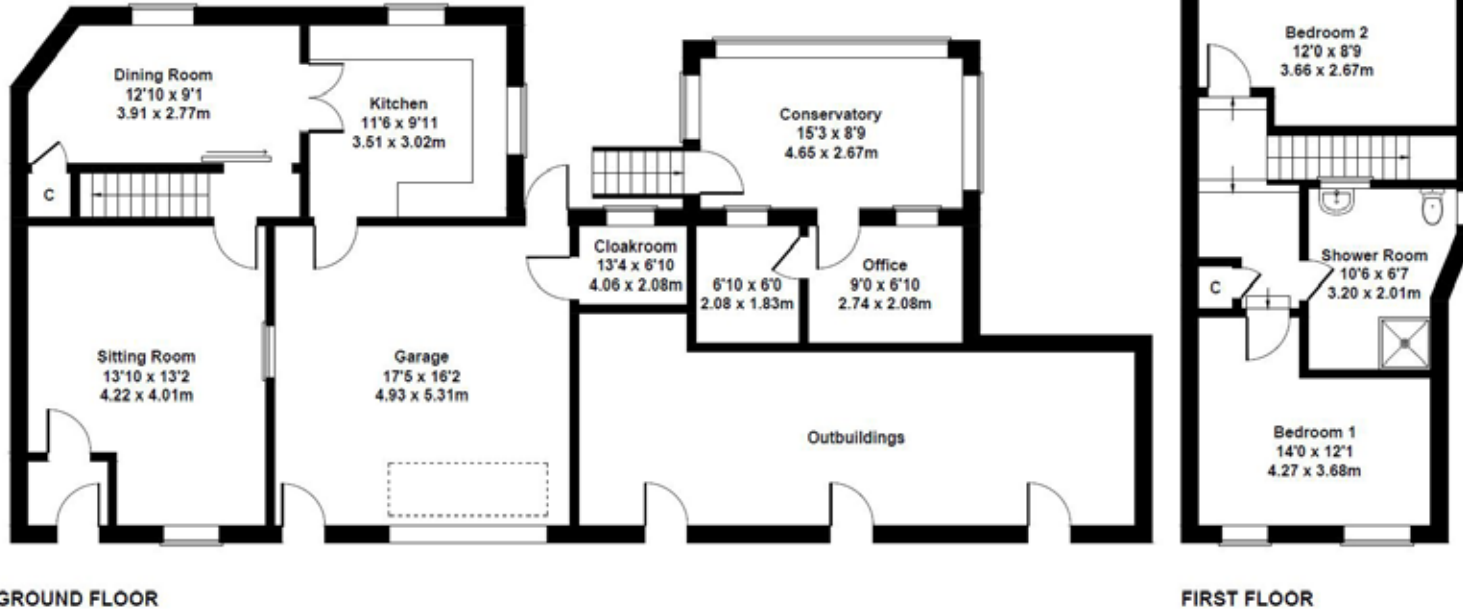


- » Unlisted 2 Bedroom Cottage
- » Potential to Extend Subject to PP
- » Detached Conservatory & Office
- » Private Rear Garden
- » Garage with Roller Shutter Door
- » Large Outbuilding
- » Near Village Square

The Property

FOR SALE BY ONLINE TRADITIONAL AUCTION. This is the first time in decades that this lovely cottage has come to market, and although it is in need of modernisation, it appears to be in sound condition. The front door leads to a porch and onto the living room with a period fireplace, and beyond are the dining room and kitchen. Upstairs are two well proportioned bedrooms, with the primary one having built in wardrobes, and there is a separate shower room. This is where this property gets interesting! Back downstairs next to the kitchen is a garage with roller shutter door and plenty of space to park a car, and there is also a WC. To the rear of the garage is a private garden with a separate accommodation area comprising an office / hobby room / spare room and conservatory. There is also a greenhouse and summerhouse, and to top things off, there is an outbuilding that fronts onto Barnstaple Street. The footprint of the office / conservatory, garage and outbuilding provides an incredible opportunity for someone with vision to increase the overall accommodation space by converting this footprint, subject to the necessary consents. An opportunity not to be missed!

Approximate Gross Internal Area
1971 sq ft - 183 sq m



Not to Scale. Produced by The Plan Portal 2024
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Location

The property is located outside the conservation area but in the heart of the charming village of Winkleigh. The village has a vibrant community, and local amenities include a general stores, post office, butchers, cafes, doctors surgery and public houses as well as a highly respected primary school. Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approx. 40 minutes.

Ground Floor

Porch 14'10" x 17'1"

Living Room 13'10" x 13'2"

Dining 12'10" x 9'1"

Kitchen 11'06" x 9'11"

WC 7'4" x 4'7"

Office/Hobby Room 15'0" x 6'10"

Conservatory 15'3" x 8'9"

Outbuilding

First Floor

Bedroom 1 14'0" x 12'1"

Bedroom 2 12'0" x 8'9"

Shower Room 6'7" x 10'6"

Outside

Lawned & fenced rear garden with summer house and greenhouse. Garage with roller shutter door. Outbuilding.

Agents Note: This property is being sold as seen via online traditional auction, including any remaining contents.

Services: Mains electricity, water, drainage. LPG central heating.

Council Tax Band: B



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VIEWING:

Strictly through the vendor's sole agents
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**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

