



4 Barnstaple Street, Winkleigh EX19 8HT

Guide Price £235,000

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4 Barnstaple Street

Winkleigh

- Gorgeous Grade II Listed Thatched Cottage
 - Village location with amenities on hand
 - Two double bedrooms & upstairs white suite bathroom
 - Lounge diner with wood-burning stove
 - Pretty kitchen with appliances
 - Enclosed south-west facing rear courtyard
 - Rear rethatched in 2022 & front rethatched in 2015
 - Being sold with no onward chain
 - Successful holiday let achieving £14,500 in 2022
- Discover the charm of 4 Barnstaple Street, Winkleigh! This gorgeous Grade II listed thatched cottage is nestled in a delightful village location with a great community & lovely amenities right on your doorstep. Step inside and fall in love with the character and warmth of this beautiful home. The cottage offers two double bedrooms, providing plenty of space for you and your guests to relax and unwind. Upstairs, you'll find a pristine white suite bathroom with shower & screen over the bath, adding a touch of modern luxury to this historic gem.
- The heart of the home is the inviting lounge diner, featuring a cosy wood-burning stove (certified & compliant) - the perfect spot to gather around during



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colder evenings. The pretty kitchen comes equipped with appliances, making cooking a joyous experience.

Step outside into the south-west enclosed rear courtyard (5.56m x 4.37m max.), it offers a private space for outdoor dining & relaxing in the sun, with a side gate offering emergency access to the front & a shed too.

The current owner has used the cottage as a 2nd home to enjoy Devon herself & ran it as a holiday cottage for the other times, successfully bringing in £14,500 in 2022.

The cottage's thatched roof adds to its timeless appeal. The front was rethatched in 2015, with the rear & ridge recently rethatched in 2022, ensuring the cottage's longevity for years to come.

This delightful Grade II listed thatched cottage is being sold with no onward chain, offering a smooth and stress-free buying experience.

Don't miss this rare opportunity to own a piece of history and make 4 Barnstaple Street your own. Contact us now to arrange a viewing and experience the charm and character of this enchanting home.

Please see the floorplan for room sizes.

Current Council Tax: A (£1,429pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heaters & wood-burning stove

Listed: Grade II Listed

Tenure: Freehold

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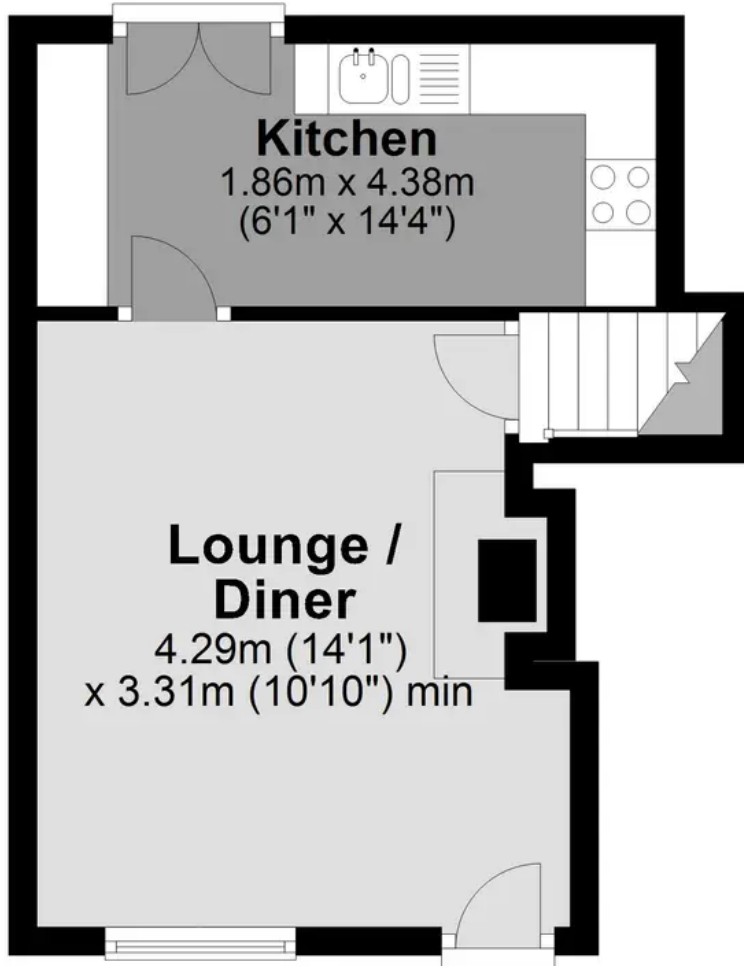
Winkleigh is a gem, concealed deep within the rise and fall of the Mid Devon hills. As far as villages go it is quite large and has a strong communal atmosphere, whilst still retaining many of its unique traditions (including an annual 750 year old country fayre). Winkleigh has many facilities, including: 2 pubs, a post office, general stores, a butchers, a vets, a doctor's surgery, mechanics garage, a primary school, a chapel, sports centre, village hall and community hall...certainly enough to satisfy. For history enthusiasts the village is home to the ruins of two 12th Century castles - the only village in Devon that is. The closest supermarkets are in the town of Okehampton about 11 miles away, where access to the A30 dual carriageway is also found (a direct route to Exeter).

DIRECTIONS... For sat-nav use EX19 8HT, unrestricted on road parking is found on Barnstaple Street.
What3Words: ///invoices.helpless.epidemics



Ground Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 56.4 sq. metres (606.9 sq. feet)



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