



## 2 Ivy Cottages, Monkokehampton EX19 8SE

Guide Price £190,000

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## 2 Ivy Cottages

Monkokehampton, Winkleigh

- A Pretty Grade II Listed Semi-Detached Cottage
- A perfect character retreat, as a main home or holiday cottage
- Lovely rural village setting and Re-thatched in 2017
- Two double bedrooms and upstairs bathroom
- Lounge diner with multi-fuel burner
- Kitchen with 'like new' appliances
- Modern digital electric radiators
- Massive carpeted and decorated loft room (ladder access)
- Small raised garden with views and garden store
- Being sold with no onward chain

Escape to the picturesque village of Monkokehampton and discover this charming Grade II listed semi-detached 1650 cottage. Whether you're seeking a characterful main home or a delightful holiday retreat, this property offers the perfect blend of tranquillity and rural charm.



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From the entrance area with space for coats and shoes is the beamed lounge diner with slate floor and multi-fuel burner, and a well-equipped kitchen with 'like new' appliances is found to the back with a breakfast/study area in between providing a versatile space to suit your lifestyle.

Upstairs, you'll find two double bedrooms and a white suite bathroom, while the massive carpeted and decorated loft room offers endless possibilities (ladder access). Aside of the certified multi-fuel burner there are modern digital electric radiators and a heated towel rail in the bathroom, ensure comfort all year round.

The roof was rethatched in 2017, ensuring the timeless beauty of this cottage. Step outside to a small raised courtyard with stunning views and a garden store equipped with light and power. This property is being sold with no onward chain, making it an opportunity not to be missed.

Please see the floorplan for room sizes.



Current Council Tax: B (£1,734pa)

Utilities: Mains electric, water, telephone and broadband

Broadband within this postcode: Average of 11Mbps

Drainage: Mains drainage

Heating: Electric

Listed: Grade II

Tenure: Freehold

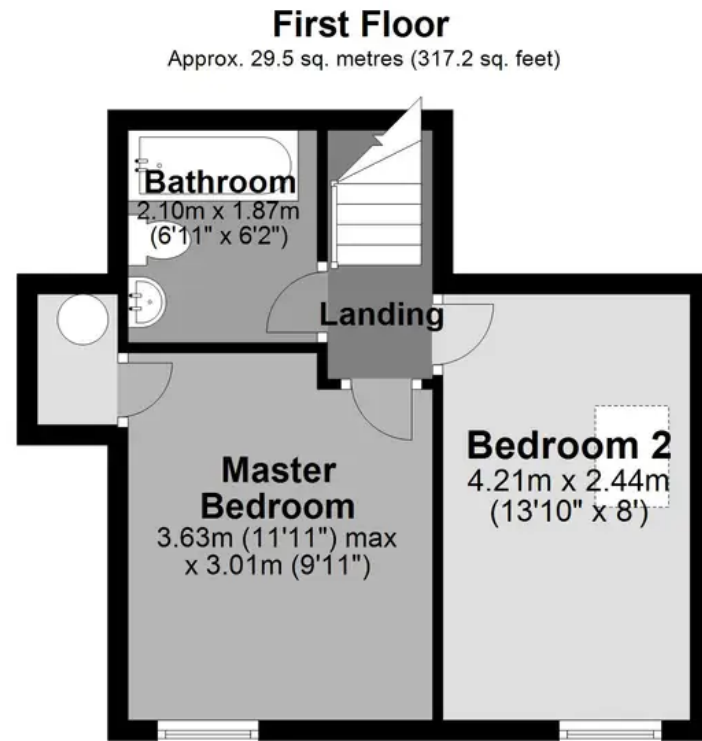
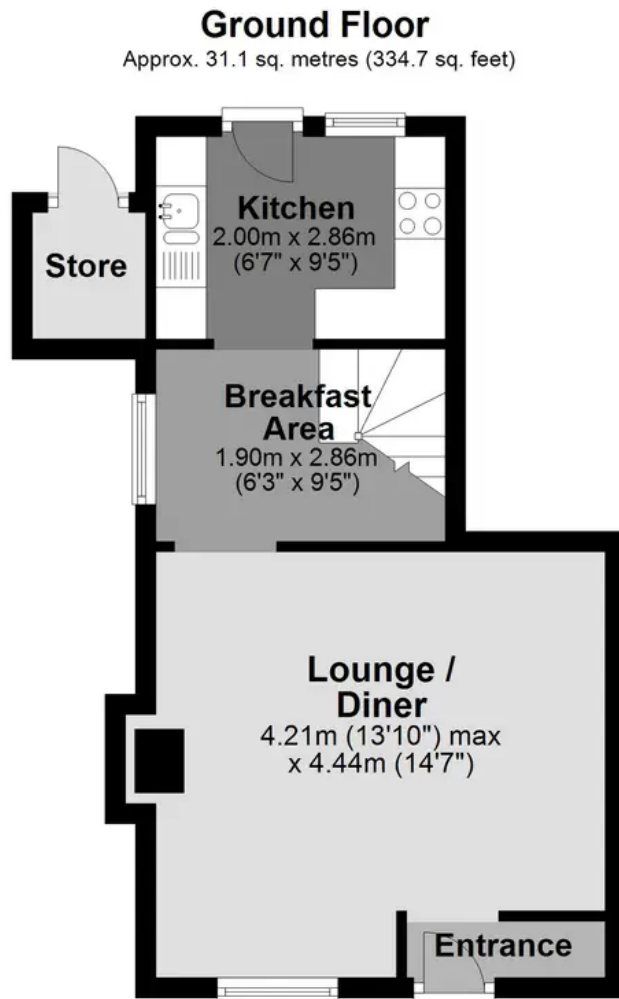
DIRECTIONS: For Sat-Nav use EX19 8SE, 2 Ivy Cottages is marked by a Helmores Board

What3Words: [///stylists.clauses.wishes](https://www.what3words.com/#!/stylists.clauses.wishes)









Total area: approx. 60.6 sq. metres (652.0 sq. feet)







## Helmores

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