

## Fircroft Winkleigh, Devon, EX19 8HX



Offers in the region of £215,000

## Property Description

**\*\*A CHARACTER FILLED 2/3 BEDROOM PERIOD COTTAGE\*\***

A fantastic opportunity to purchase a two bedroom character filled Grade II listed cottage situated in a lovely tucked away position just off of Winkleigh village square.

Offered in very good condition throughout this good-sized period cottage benefits from having a character filled lounge with inglenook fireplace & warming multi-fuel burner, a well equipped kitchen/dining room, a useful utility room, ground floor bathroom, two first floor double bedrooms served by a shower room and versatile third room that could be utilised as an office/study/studio or even a third guest bedroom.

Further features include a 90ft (approx) rear garden, a summer house and a work shop both of which having fitted power and light.

Character property such as this is very rare to the Winkleigh market and Howes Estates recommends your earliest attention to avoid disappointment.

## Local Area

The award winning village of Winkleigh is set within the beautiful mid-Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north.

Fircroft is situated just off the picture postcard village square which benefits from a number of useful amenities including a good general store, a butcher's shop, a fishmonger, post office, two pubs and a vets. There are two churches, a doctor's surgery, a hairdressers, two garages and a village primary school with attached pre-school group.

This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, both are well used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton. The village has the benefits of a regular bus service linking Barnstaple and Exeter and Eggesford train station is only 4 miles from the village.

The larger towns of Crediton and Okehampton are both within easy reach and the village is also within commuter distance of the Cathedral City of Exeter or the regional Business town of Barnstaple.



## Accommodation

### Entrance Porch

A Part glazed door opens to a porch with tiled flooring and further internal glazed door.

### Sitting Room 4.52 x 3.89 (14'9" x 12'9")

With fitted carpet, period stone inglenook fireplace with multi-fuel burning stove and window with character deep window sill.

### Kitchen/Dining Room 3.63 x 3.25 (11'10" x 10'7")

With fitted solid oak wall/base storage units & drawers, ample work surface areas, decorative tiled surrounds, inset stainless steel 1 1/2 bowl sink/drainers with mixer tap, space for an electric cooker, space & plumbing for a dishwasher, warming oil fired Rayburn that also provides domestic hot water, exposed wooden flooring and window.

### Utility Room 4.40 x 2.41 (14'5" x 7'10")

With slate tiled flooring, fitted storage cupboards, work surface areas, space & plumbing for a washing machine and stable door to the rear garden.

### Bathroom 2.62 x 1.65 (8'7" x 5'4")

With modern white suite comprising of a wood panelled bath with shower mixer tap, pedestal wash hand basin, low level w.c, part tiled walls, under floor heated slate flooring, extractor fan and frosted window.

### Rising to the First Floor

Carpeted stairs lead to a carpeted landing with fitted storage cupboard and window.

### Bedroom One 3.84 x 3.23 (12'7" x 10'7")

With fitted carpet, fitted wardrobes and window with character deep sill.



#### Bedroom Two 4.34 x 3.3 (14'2" x 10'9")

With fitted carpet, fitted wardrobe recess, shelved airing cupboard having a factory lagged hot water cylinder and window.

#### Office/Study/Studio or Guest Room 4.37 x 2.70 (14'4" x 8'10")

A versatile room with fitted carpet and large window looking over the rear garden.

#### Shower Room

With fully tiled shower with fitted 'Mira' electric shower & sliding glazed screen door, low level w.c, pedestal wash hand basin, extractor fan and vinyl flooring.

#### Rear Garden

To the rear of the property is a 90ft (approx) fully enclosed sun trapping garden having a large paved patio area leading onto a well maintained laid lawn area with enclosed vegetable plot to the rear. The garden also has the benefit of a large wood log store

#### Workshop/Storage Shed 3.53 x 2.0 (11'6" x 6'6")

With fitted power & light

#### Summer House 3.5 x 2.46 (11'5" x 8'0")

With fitted power & lighting

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied from the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### Parking

There is parking available in front of the house. There is also ample free parking available in and around the village square.

#### Services

Mains Water & Drainage

Mains Electricity

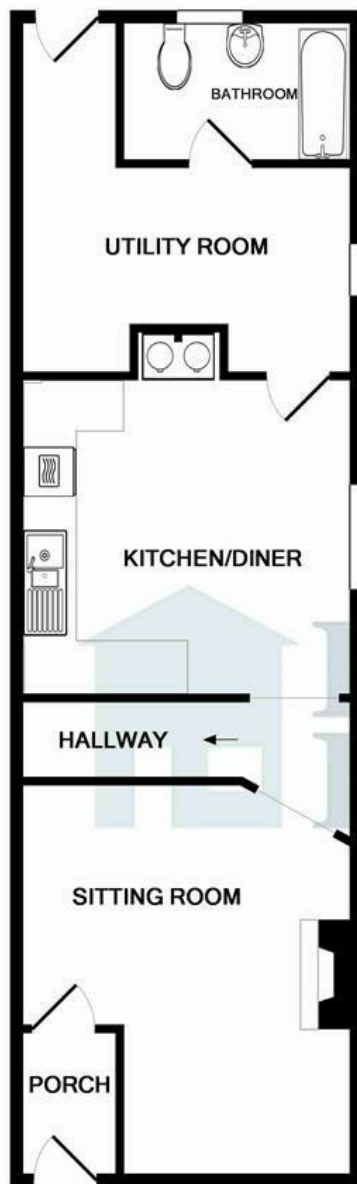
Council Tax Band 'C'

#### Agents Note

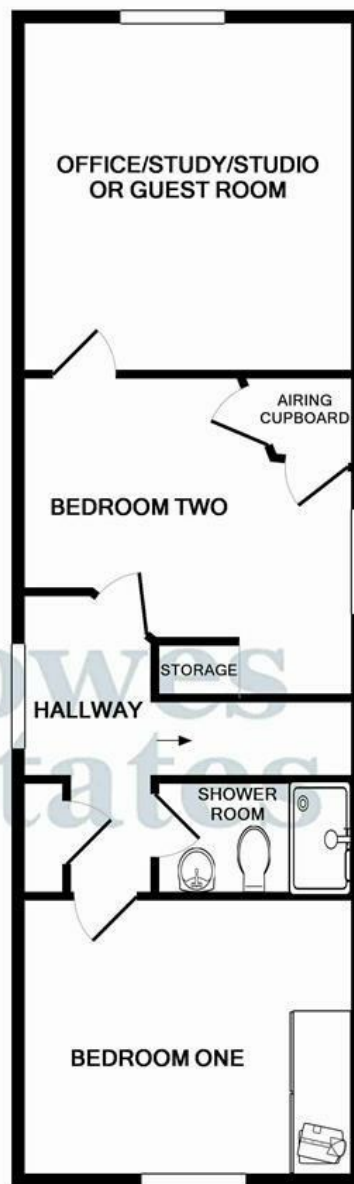
The Agent notes that neither wide angle lenses or photo shopping were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

## Directions

The property is located in a tucked away position just off the village square.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	