

Walson Cottage, Broadwoodkelly, Winkleigh, Devon, EX19 8ED



Offers in the region of £145,000

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Property Description

A fantastic opportunity to purchase a beautifully presented, grade II listed period cottage, bursting with character features idyllically situated in the heart of the tranquil village of Broadwoodkelly.

Currently utilized as a comfortable holiday let, the property would easily be re-converted back to full residential use.

Accommodation briefly comprises of a welcoming entrance porch, a character filled sitting/dining room having a large inglenook fire place, a bespoke fitted kitchen and ground floor w.c. The first floor benefits from having a large bedroom with twin windows and very well presented en-suite shower room.

This must view property is likely to attract a lot of attention and Howes Estates recommends your earliest internal inspection to avoid disappointment.

Local Area

The quaint and peaceful village of Broadwoodkelly is enviably situated amidst the stunning Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north. The village is served by a parish church and a well supported village hall holding many different activities for both young and old alike including monthly lunch clubs and weekly farmers market.

The village of Winkleigh is just a few miles away and benefits from having a number of useful amenities including a good general store, a butcher's shop, a post office, two pubs, and a vets. There are two churches, a doctor's surgery 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 of which 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 larger town of Okehampton can be found some nine miles to the south having an array of local shops, businesses, three supermarkets, leisure facilities and drop in hospital.



Accommodation

Entrance Porch

A Stable door opens to an entrance porch with slate flooring, fitted light and period brace door opening to:

Sitting/Dining Room 5.05m x 3.59m (16'6" x 11'9")

A character filled room with slate flooring, large inglenook fire place, window with period deep sill, period style radiator and storage cupboard.

Kitchen 2.76m x 2.20m (9'0" x 7'2")

With bespoke fitted storage cupboards & drawers, solid wood work surface areas, inset Belfast sink with period style mixer taps, inset ceramic hob, built in oven, window and slate flooring.

W.C

With period style w.c, wash hand basin, slate flooring and frosted window.

Rising to the First Floor

Bedroom 5.84m x 4.18m (19'1" x 13'8")

A beautifully presented character filled room with exposed wooden floorboards, panelled walls, twin windows, inglenook, radiator and large wardrobe recess.

En-Suite Shower Room

Having a walk-in slate tiled shower cubicle with glazed screen doors & drench shower, bespoke wash had basin with wall mounted taps, period style w.c, rustic heated towel rail and electric shaver point.

Parking

There is an off road parking space directly opposite the property.

Outside storage sheds

Located across the lane are two brick built stores.

Services

Mains Water & Drainage

Mains Electricity.

Viewing

To make an appointment to view this property please contact Howes Estates on 01837 83393

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.



DIRECTIONS

From Winkleigh take the A3124 heading towards North Tawton. Take the second right signposted Broadwoodkelly and follow the road into the village. The property will appear on the right.



GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 SQ.M.)

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		