

LOT
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Vine Cottage, Vine Street, Winkleigh, Devon EX19 8HN

*GUIDE PRICE £90,000+



A deceptively spacious two bedroom character cottage requiring refurbishment.

DESCRIPTION

A two bedroom character cottage requiring refurbishment enjoying a tucked away location in the centre of the picturesque village of Winkleigh, situated just off The Square. The property has proven itself to be a successful residential lettings venture over the years and would also lend itself to a lock up and leave holiday home/Airbnb type venture post refurbishment.

LOCATION

The award winning picturesque village of Winkleigh is situated between Dartmoor and Exmoor National Parks and is a popular location for ramblers and anglers alike. The village caters well for day to day requirements with shops, cafes, primary school, public house and church. 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, with Eggesford train station situated 4 miles from the village. The larger towns of Crediton and Okehampton are both within easy reach, the village is also within commuting distance of the cathedral city



of Exeter or the regional business town of Barnstaple.

ACCOMMODATION

Ground Floor Open plan lounge/kitchen/ diner, inner lobby and utility room.

First Floor Large landing/study area, two double bedrooms with one being dual aspect and a bathroom.

EPC

Energy Efficiency Rating – E

AUCTION VALUER

Wendy Alexander



VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords St Thomas 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.