

2 THE FOLLIES  
O.I.R.O £150,000

MILLER TOWN & COUNTRY  
exp UK



## Grade II Listed Detached Cottage for Refurbishment

-  2/3 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  EPC Rating Exempt

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- » \*\*\* No Onward Chain \*\*\*
  - » Grade II Listed Detached Cottage
  - » 2 / 3 Bedrooms
  - » Impressive Fireplace w/ Woodburner
  - » Elevated Rear Garden
  - » Attached Barn / Garage
  - » In Need of Modernisation

## The Property

This property is believed to date back to the early 1700s and once refurbished will once again be a wonderful home for years to come. The property is entered via an enclosed porch with space to take off muddy boots after a walk through the surrounding countryside, and once inside the period charm is immediately evident. On the righthand side is the cosy sitting room with beautiful stone fireplace and wood burner, and to the left is the kitchen / diner with access to the rear garden. Upstairs the primary bedroom is a spacious double and benefits from a fitted wardrobe, and on the opposite side of the landing is another double bedroom and a smaller room that could be used as a single bedroom, nursery or office. There is an attached timber barn / garage with plenty of space for storage. Outside is a small enclosed front garden bordered by hedges, and up a few stairs to the rear is a spacious rear garden with wonderful views across the Devon countryside.

## Location

The property is located on the edge of the charming village of Winkleigh, just steps from the square. The village has a vibrant community, and local amenities include a general stores, post office, butchers, cafes, doctors surgery and public houses as well as a highly respected primary school. Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approx. 40 minutes.

**Services:** Mains electricity, water and drainage

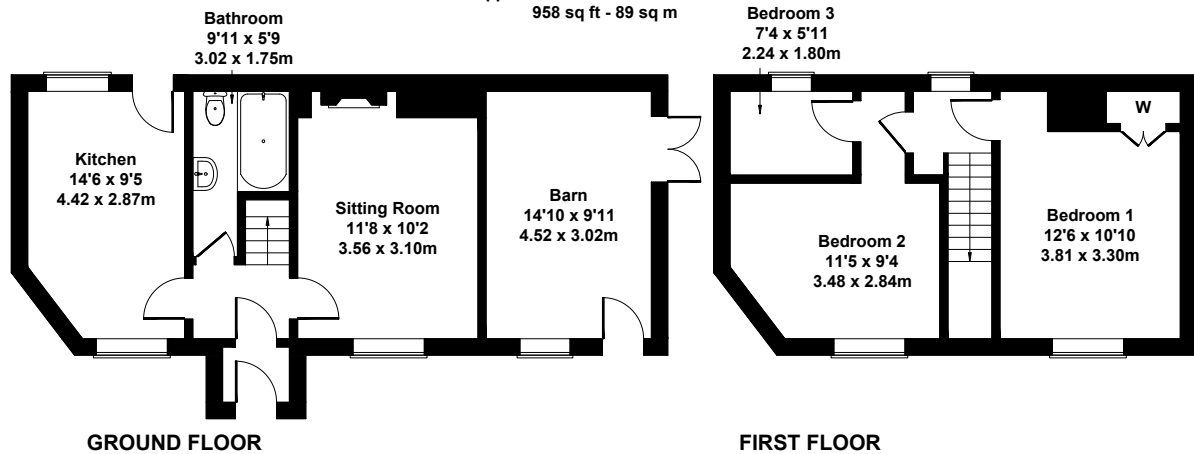
**Council Tax Band:** C

**Tenure:** Freehold



## 2 The Follies

Approximate Gross Internal Area  
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2024  
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