



Bower Bank West Riddiford, Winkleigh, EX19 8DW

Price Guide £425,000

We are acting in the sale of the above property and we have received an offer of £420,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place A substantial and highly individual detached house situated in a quiet semi-rural location between Winkleigh and Dolton offering spacious and highly versatile FOUR BEDROOM AND FIVE RECEPTION ROOM accommodation all in need of general modernisation and improvement, standing in a good sized plot extending to approximately 1.3 acres.

SITUATION (WINKLEIGH)

The rural Devonshire village of Winkleigh offers an excellent range of facilities and amenities including local shops, a butcher, Post Office, doctors surgery, veterinary practice, Church, two public houses, a mobile bank and library, and a primary school. The village and community also offers a wide range of social clubs and activities including a new Leisure Centre on the outskirts of the village, offering tennis, lawn green & short mat bowls, snooker and table tennis. The north Dartmoor town of Okehampton lies twelve miles to the south and offers a wider range of facilities and amenities including three supermarkets, further shops, accountants, solicitors, a dental practice, a cottage hospital, a secondary school/community college and a golf course. Barnstaple, North Devon's regional centre is just over twenty minutes drive, and with the Cathedral and University city of Exeter to the south, both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are approximately one hour's drive, and there is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with further Leisure Centres at Crediton, Okehampton, Chittlehamholt, Chulmleigh and Barnstaple, further tennis courts and clubs including the 'Tarka' centre with indoor courts at Barnstaple, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Libbaton, Chittlehamholt, Chulmleigh and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION

Bower Bank is a substantial and highly individual detached house situated in a quiet semi-rural location between Winkleigh and Dolton within easy access of the A3124. The property, of block construction under a tiled roof with painted wood single glazed windows throughout, is currently empty and unfurnished and would benefit from some general modernisation and improvement including re-wiring, replumbing, installing new windows throughout, as well as refitting the Kitchen and Bathrooms and redecorating throughout. Internally the exceptionally spacious and well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Dining Room, a Sitting Room, a Breakfast Room, a Kitchen, a Study, a Drawing Room/Bedroom 5 and a Bathroom, whilst on the first floor there are four

double Bedrooms and another Bathroom. The property also benefits from some traditional period features including oak panel doors, traditional board floors throughout and a fireplace in the Sitting Room, whilst more modern additions include electric night storage heaters. Bower Bank is well positioned in the centre of its plot with gardens and grounds extending to approximately 1.3 acres in all including a good sized parking area at the front of the house which gives access to the attached Single Garage, Workshop and Basement of the house. The gardens adjoin farmland on all sides but would now benefit from a general maintenance and management. Overall Bower Bank offers the opportunity for a peacefully situated and highly individual detached family home which is a 'blank canvas' for a purchaser to put their own imagination into with scope to extend and change, subject to any necessary planning permissions and building regulations.

ENTRANCE

From the parking area at the front, two concrete steps lead up to the half glazed Front Door with two matching multi-pane windows on either side opening into the

ENTRANCE HALL

A grand Hall with original panel doors off to all principal ground floor rooms and stairs leading to the First Floor Landing with useful walk-in understairs cupboard below and night storage heater.

DINING ROOM

A spacious triple aspect room with windows to the front and side allowing good natural light, original plank floor and night storage heater.

BREAKFAST ROOM

with window to the rear, electric radiator and range of feature fitted cupboards along one wall include two glass fronted display cabinets and some plate racks. In one corner a door opens into the

KITCHEN

fitted with a range units to two sides under a 'Formica' work surface including and incorporating a double drainer sink unit with mixer tap set below a window to the rear with space and plumbing for a washing machine below. At one end a door opens into a Walk-In Larder Cupboard whilst at the other end a door opens into a potting shed. The Kitchen also benefits from a space and point for an electric cooker..

BATHROOM

with half tiled walls and matching coloured suite comprising a panel bath, a built-in vanity unit set into a laminate worksurface with shelf below, and a low level WC. The bathroom also benefits from two

obscure glazed windows to the rear, wall mounted electric heater, and a further area of laminate work surface set below a wall mounted mirror. On one side is the Airing Cupboard fitted with a lagged hot water cylinder with electric immersion heater and range of slatted shelving.

SITTING ROOM

Another light and spacious triple aspect room with windows to the front and side overlooking the garden. At one end is a fireplace housing a multi fuel stove with slate hearth and slips and wooden surround and mantle, electric radiator.

DRAWING ROOM

Another double aspect room with windows to the side and rear, plank board floor and night storage heater.

STUDY

with plank board floor, dado rail and window to the rear.

STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and handrail lead to the First Floor Landing with doors off to all rooms, hatch to roof space, and walk-in storage cupboard housing a water cylinder.

BEDROOM 1

A large double bedroom running the full depth of the property with windows to the front and rear, original board floor, and doors opening to the under eaves storage area.

BEDROOM 2

Another double room with original board floor, window to the front, walk in wardrobe with access to the eaves and wall mounted vanity unit in one corner.

BEDROOM 3

Another double bedroom with window to the front, access to the eaves and original wooden board floor.

BEDROOM 4

Also a double bedroom room window to the rear, original plank floor and door to the eaves.

BATHROOM

Fitted with a matching white suite comprising a panel bath, a low level WC and a pedestal wash hand basin,. Two velux windows and door to the eaves.

OUTSIDE

From the shared concrete lane, an unmade up track leads through the trees to Bower Bank and a large parking area at the front of the house allowing space for several cars and access to the Front Door. On

one side a further drive leads to the lean-to Single Garage and a Workshop which is split level with two windows to the rear, a Belfast sink, a workbench, two small animal pens and a door into the Potting Shed which further leads into the house,. At the side of the house a door leads into a basement which is divided into three sections providing a useful log storage area and houses the electric meters and fuse boxes. The large gardens surround the house and benefit from many trees creating a high degree of privacy and seclusion, but currently overgrown and would benefit from some management. There are also several wooden sheds and workshops around the garden which have fallen into disrepair but the gardens and ground extend to approximately 1 1/4 acres and adjoin open farmland on all sides so still create a lovely feature of the property.

SERVICES

Mains electricity, mains water and private septic tank drainage. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 13 Mbps. Mobile Phone coverage by EE, 02 and Vodafone. Torridge District Council Council ~ Tax Band E 2025/26 £3532.07.

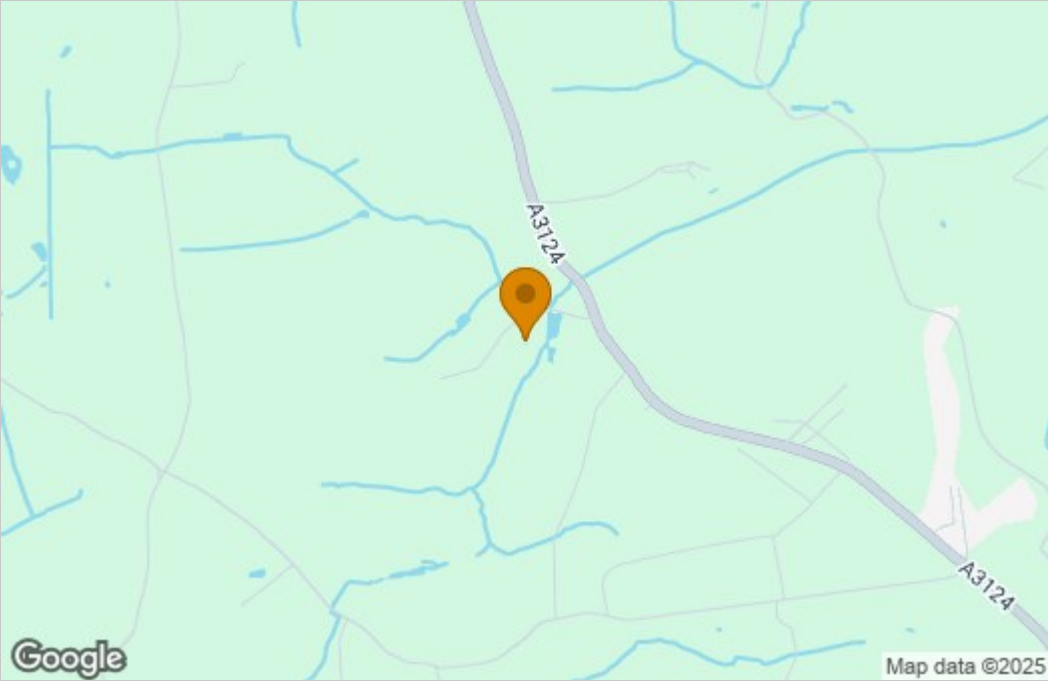
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

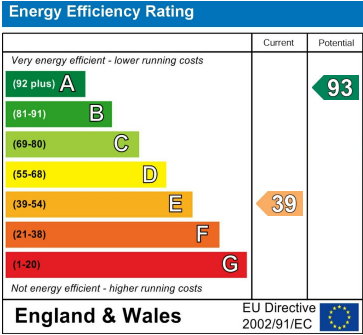
Floor Plan



Area Map



Energy Efficiency Graph



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