







8 Honeysuckle Lane

Winkleigh, EX19 8BZ

2 | 4 | 2 | 146 sq m

Enjoying a quiet location on the edge of a newly constructed development, this four bedroom detached property provides the perfect opportunity to be a fantastic family home, with added bonus of fantastic countryside views.

Freehold Guide Price £400,000

DESCRIPTION

Stepping through the front door of the property, you are greeted by a generous entrance hallway, with a well proportioned living room to the right. Here you shall find a fantastic media wall which the sellers have had installed since purchasing the property, and double doors leading out to the rear garden. From the entrance hall also there is a ground floor W/C which could make the perfect cloak room for coats and shoes, and the added bonus of a separate utility room also, again with direct access to the rear garden.

The kitchen/ diner is the perfect space for entertaining. The kitchen consists of a range of wall and base level cabinets, integrated fridge freezer, dishwasher and eye level oven, along with five ring gas hob.

The dining area allows ample space for a large dining table and plenty of freestanding furniture. The current sellers have set this end of the room up as a dining/ family area, with a sofa and television. There are further double doors here out to the rear garden and plenty of windows, allowing natural

light to flow into the room, and making the most of the countryside views.

To the first floor, you shall find four bedrooms all accessed from a spacious landing and one including ensuite shower room. There is also a family bathroom comprising four-piece sanitary suite.

OUTSIDE

The property benefits from a decent amount of frontage, along with no constant passing traffic directly past the property. The rear garden is laid to lawn and a reasonable patio space. Steps lead up through a gate to the driveway and single garage, with electricity and light.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Calor gas fired central heating.

Council Tax: *Torridge District Council—Band E.*

Maintenance/Service Charges: The property is subject to a management fee of approximately £340 per year *to cover maintenance of shared areas on the estate.*

SITUATION

The property occupies a delightful and yet readily accessible position set within gently undulating Devon countryside. The nearby centres of Winkleigh, Dolton and Chulmleigh have managed to retain a good range of the local services associated with traditional Devon villages and towns, with thriving local communities, village shops, schools and public houses.

Despite its rural position, 8 Honeysuckle Lane enjoys easy access to the surrounding districts and main routes of communication with the A3124 and A377 providing easy links to the larger towns of Great Torrington, South Molton, Barnstaple and Crediton, all providing a good range of local services including shops, banks recreational facilities, health centres, primary and secondary schooling.







From South Molton and Barnstaple the A361 North Devon link road provides quick and easy access to the M5 motorway (Junction 27). There are nearby rail stations on the Barnstaple to Exeter (Tarka) line at Kings Nympton and Eggesford, with main line rail services available at Exeter and Tiverton Parkway, and international airports at Exeter and Bristol. To the north and south respectively the Exmoor National Parks of Exmoor and Dartmoor offer beautiful moorland scenery with many foot and bridle paths, whilst to the north west are the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

DIRECTIONS

What3words:///vows.rebel.social

ADDITIONAL INFORMATION

Broadband: Ultrafast broadband is available up to 1800 mbps

Mobile Coverage: Available via **O2, VODAFONE.** For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a **VERY LOW RISK** from River/Sea and Surface Water flooding .

Construction Type: Brick and block

Planning Permission: This property is on an unfinished development

Disclosure: Greenslade Taylor Hunt is marketing this property on behalf of a relative of a member of staff. In accordance with The Estate Agents Act 1979, we disclose that the seller is a family member of an employee of our agency.





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

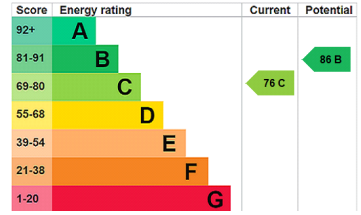
www.gth.net

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Approximate Area = 1576 sq ft / 146.4 sq m
Garage = 211 sq ft / 19.6 sq m
Total = 1787 sq ft / 166 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1328161



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.








GAMMER




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