



High Street, Halberton, EX16 7AF

Nestled in the heart of the sought-after village of Halberton, this delightful two-bedroom ground-floor flat offers a perfect blend of charm, character, and convenience.

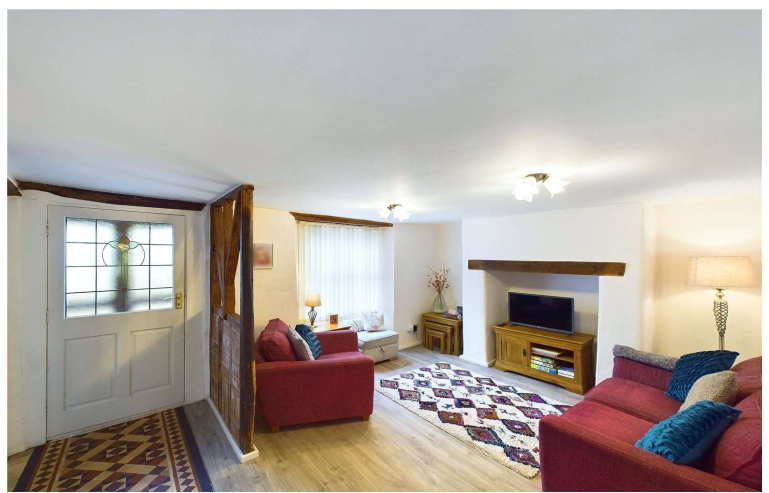
Winkworth

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DESCRIPTION:

Situated in the picturesque and highly sought-after village of Halberton, this delightful two-bedroom ground-floor flat is steeped in history, having once been part of a charming 17th-century house.

The property is accessed via a private entrance porch at the front, which provides a welcoming approach to the home. Stepping inside, you are greeted by a generously sized living room, where the character of the property truly comes to life. The room's standout feature is the former Inglenook fireplace, adding a sense of history and charm, while original tiled flooring enhances the period appeal. The space is perfect for relaxing or entertaining, offering a warm and inviting atmosphere.

The kitchen/breakfast room is a bright and functional space, offering ample wall and base units for storage. A unique feature is the opening to the chimney breast, adding an element of character while providing additional design potential. The kitchen layout ensures plenty of room for cooking and dining, making it a practical and enjoyable area for daily living.

An inner hallway, positioned just behind the lounge, leads to both bedrooms and the bathroom. The main bedroom is well-proportioned and benefits from built-in wardrobes/cupboards, along with an additional space that could be utilized as a study, dressing area, or walk-in wardrobe, offering excellent versatility. The second bedroom is equally charming, ideal for use as a guest room, child's bedroom, or home office.

The bathroom is fitted with a white suite, featuring a bath, wash basin, and WC, providing a clean and contemporary space to unwind.

With its combination of historic charm, modern amenities, and an excellent location, this two-bedroom ground-floor flat is a rare opportunity in today's market. Whether you are looking for a characterful home, an investment property, or a peaceful retreat, this property ticks all the boxes.

Viewings are highly recommended to fully appreciate the charm and potential of this unique home. Don't miss out on the chance to make this delightful flat your own.

Council Tax: Band A - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Fibre to the Cabinet. Broadband Available Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Leasehold

Directions:-

Using the what3words app, search:-

[dots.exists.loading](https://www.what3words.com/dots.exists.loading)

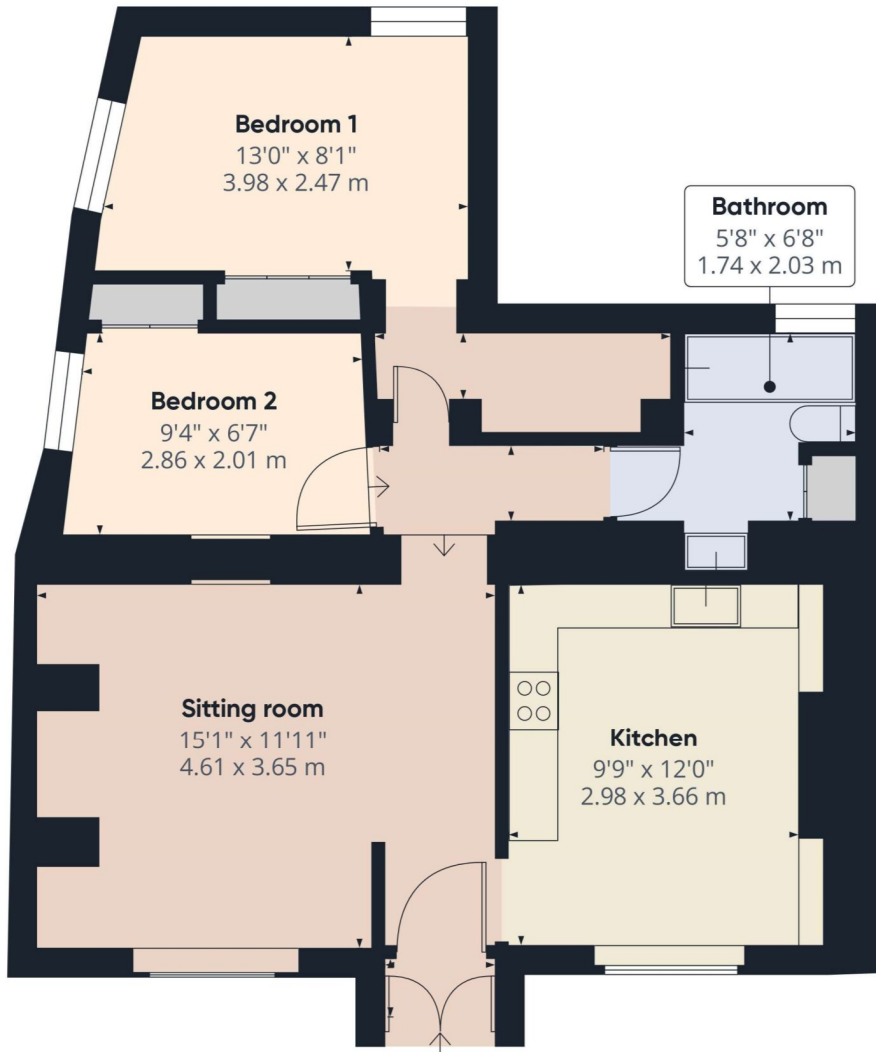


AT A GLANCE:

- Ground Floor Flat**
- Two Bedrooms**
- Character & Features**
- Off-Road Parking**
- Close to Local Amenities**
- Travel Links Nearby**
- Long Leasehold**
- Decorated Very Well Throughout**

PROPERTY INFORMATION:

- Leasehold**
- Council Tax Band: A**
- Mains Electric, Gas, Water and Drainage.**



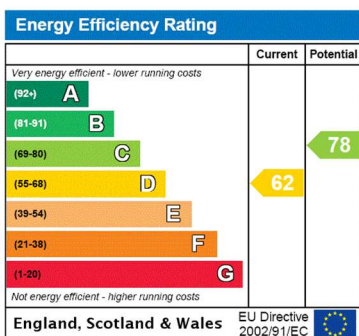
Approximate total area⁽¹⁾
 605.45 ft²
 56.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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