

Charming Grade II Listed Cottage

Hodges Cottage North Street, Dolton, Winkleigh, Devon, EX19 8QQ

Asking Price

£400,000



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Situated In A Sought After & Pretty North Devon Village

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Located in a picturesque North Devon Village is this Grade II listed thatched character cottage pleasantly situated in the heart of Dolton, yet sits in a tucked away and quiet position. The property boasts many charming features such as exposed beams, feature fireplaces and of course the beautiful thatched roof.

Hodges Cottage is approached on a quiet lane with a driveway to the side providing off-road parking and provides access leading to a large rear garden providing countryside views beyond. Stepping inside the property offers adaptable and versatile accommodation with the potential to become a 4 bedroom if needed as there are 3 good size reception rooms with the 2 at the front both having feature character fireplaces. The family room at the back has glass doors opening out onto the rear garden and off here is the useful utility room and WC. The large, farmhouse style kitchen has an ample range of units with working surfaces, solid fuel Aga, space for a dining table and space for further appliances.

Stairs from the kitchen lead to the first floor where there are 3 bedrooms with the master bedroom being of a particularly good size and looks out over the lane and is complimented by a very generous, modern en suite shower room. There are two further double bedrooms and a family bathroom complete with 3 piece suite.

A property of this style rarely comes to the market and as such Phillips, Smith & Dunn highly recommend an inspection at your earliest convenience.

DETAILS

Dolton is located between the villages of Beaford, Winkleigh and Merton, with the village offering a vibrant community with local amenities including a grocery shop, electrical shop, popular village hall and there are also two Public Houses, both supplying good food & drink. A daily bus service a few times a day into Barnstaple & Exeter and back.

To the north the North Devon administrative centre of Barnstaple is some 16 miles away with a comprehensive range of shops and businesses, out of town superstores, tennis centre and theatre whilst to the south on the north edge of Dartmoor about 14 miles is Okehampton, again with a good range of shops, a Waitrose, golf course, Cinema and other facilities together with direct access on to the A 30 providing good access through to the cathedral city of Exeter with its road and rail networks to the rest of the country. Within reach is the renowned Stafford Moor fishery which has approximately 35 acres of lakes for carp and coarse fishing with a tackle and bait shop and just to the west of Dolton is freshwater fishing in the Torridge River where rods for fishing can often be rented by the day. Also the 140 acre, Halsdon Nature reserve on the Rivers edge. To the north-west about 8 miles is the town of Great Torrington with the Plough Theatre/cinema and access onto the Tarka Trail which runs from Barnstaple to Plymouth and just to the south for garden lovers the stunning RHS gardens at Rosemoor.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Hall

Living Room 4.09 x 3.51 (13'5" x 11'6")

Dining Room 4.11 x 4.09 (13'5" x 13'5")

Family Room 4.31 x 2.92 (14'1" x 9'6")

Utility Room

WC

Kitchen/Dining Room 4.78 x 4.59 (15'8" x 15'0")

Bedroom 1 4.50 x 4.09 (14'9" x 13'5")

En-Suite Shower Room 4.50 x 2.10 (14'9" x 6'10")

Bedroom 2 4.14 x 2.46 (13'6" x 8'0")

Bedroom 3 4.83 x 2.96 (15'10" x 9'8")





The property is set slightly back from the lane and has a small and mature front garden and to the side is the off-road parking that services the cottage. At the rear are generous gardens that are predominantly laid to lawn that offer a sunny aspect and great degree of privacy of and seclusion as there are no properties immediately behind. The garden has mature trees and shrubs and could easily be landscaped further.

EPC Rating - N/A Grade II Listed

Council Tax - Band D



DIRECTIONS

From the direction of Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and upon the leaving the town at the bottom of the hill turn left onto the A3124 signposted Winkleigh/Exeter, stay on this road passing through the village of Beaford whereupon reaching Dolton Beacon garage on your left hand side take the right hand turning signposted Dolton. Proceed into the village taking the right hand turning into Fore Street. The entrance to North Street is on the right. You will find the cottage on your right hand side with a nameplate clearly displayed.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878





Ground Floor



First Floor