



1 STAFFORD WAY, DOLTON, EX19 8PY  
TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Detached 4 Bed. House

1, Stafford Way, Dolton, Winkleigh, EX19 8PY

Offers In The Region Of

**£380,000**

- Potential G.F. Bed Sit/Annex
- Kitchen/Diner
- 3 Further Bedrooms
- Attached Garage
- Entrance Lobby, Cloakroom
- Sun Room/Utility
- Family Bathroom
- Double Aspect Sitting Room
- Ground Floor En Suite Bedroom
- Secluded Garden

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### Directions

From Great Torrington take the A3124 road as to Winkleigh and Exeter passing through Beaford and onto Dolton Beacon. With Dolton Beacon garage on your left side, take the right turn to the village of Dolton. Continue into the village taking the first left turn in to Barfield Road and the property will be found on the left hand side as you enter Stafford Way. Using what3words free app for mobiles enter [///earplugs.rentals.plankton](http://www.what3words.com)

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## Room list:

**Storm Porch**

**Entrance Lobby**

**Cloakroom**

**Double Aspect Sitting Room**  
5.45 x 4.8 (17'10" x 15'8")

**Kitchen/Dining Room**  
5.87 x 3.58 (19'3" x 11'8")

**Sun Room/Utility**  
5.08 x 1.75 (16'7" x 5'8")

**Bedroom 4 / Annex**  
3.84 x 3.30 (12'7" x 10'9")

**En Suite Bathroom**  
3.30 x (10'9" x)

**Landing**

**Bedroom 1**  
3.62 x 3.30 (11'10" x 10'9")

**Bedroom 2**  
3.63 x 3.30 (11'10" x 10'9")

**Bedroom 3**  
2.26 x 2.24 (7'4" x 7'4")

**Bathroom**

**Private Garden**

**Attached Garage**  
4.85 x 2.84 (15'10" x 9'3")

## Overview

A most spacious and extended 4 bedroom, 2 bathroom, modern home with ground floor annex potential, set towards the outskirts of this popular village itself on the edge of the River Torridge valley. A self-contained rural community offering a range of village amenities including store, post office, butcher, church, primary school and two local inns. In addition, there is a village hall and a wide range of local clubs and societies. Locally fishing at Stafford Moor Fishery and in the rivers Taw and Torridge.

There is easy access to the North Devon towns of Great Torrington and Winkleigh, and also the principle town of Barnstaple. Okehampton is within easy travelling distance, offering a good range of shops and services. Exeter is just under 30 miles to the South and offers a wide range of facilities, together with links to the M5 motorway, main line rail and international air links.

The Torridge river valley is well known for its beautiful unspoilt scenery, walking in the Haldson Nature Reserve, cycling on the Tarka Trail, horse riding and other outdoor pursuits. The north coasts of Devon and Cornwall are also within easy travelling distance.

## Outside

The house is set at the head of the estate, with front lawn and off road parking for an extra car outside of the garage. Detached and benefiting from double glazed doors and windows together with oil fired central heating to radiators and an open fireplace in the sitting room.

A storm porch had double glazed door to the entrance lobby. Off the lobby a cloakroom with toilet and handbasin. The double aspect sitting room has stairs up to the first floor and a reformlte open fireplace as well as radiators. There is an opening to the large kitchen/dining room with bay window and a good range of fitted kitchen units with sink, double oven, tall larder cupboard, matching wall units. This opens into the sunroom which leads to the garden and also at its back a utility area with sink and plumbing for a washing machine and door to the attached garage.

Off the dining area a door to a ground floor double bedroom with doors to garden and an ensuite bathroom with a pair of sinks, bidet, paneled bath with electric shower over and wc.

On the first floor, landing. 2 double bedrooms, one with fitted wardrobes and airing cupboard. Single bedroom/office and a family bathroom with 3 piece suite with electric shower over the bath. Attached is a single garage with up and over door to front and internal door to the sunroom.

To the rear an enclosed level garden with lawn and flower borders. Also 3 store sheds.

## Services

Mains water, electric and drainage. Oil fired central

## Council Tax

Band D

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours  
Michael Challacombe 07970  
445204

