

# The Retreat

Cleave Hill, Dolton, Winkleigh EX19 8QT

Guide Price

£695,000









# A Stunning Thatched Chocolate-Box Cottage Brimming With Character

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The Retreat, a stunning Grade II listed thatched Devon longhouse that perfectly blends historic charm with modern comfort. Tucked away in the heart of the idyllic village of Dolton, this beautifully refurbished four-bedroom home offers spacious, character-filled living in a truly picturesque setting.

Dating back to the late 16th or early 17th century, this former farmhouse has been thoughtfully restored by the current owners to preserve its rich heritage while adding contemporary touches throughout. Think exposed beams, inglenook fireplaces, and period detailing - paired with high-quality finishes and practical design to suit modern family life.

Set behind a generous gravelled driveway with dual access and ample parking, the property sits in a lovely south-facing position near the parish church. The large, enclosed gardens are a standout feature - lush, private, and ideal for children, pets, or simply relaxing outdoors. In addition to the main house, you'll find a fantastic range of outbuildings including a double garage, stable, workshop, and log/feed store.

## Village Life with Modern Convenience

Dolton is the quintessential Devon village - peaceful, picturesque, and set amidst rolling countryside between Exmoor and Dartmoor. Despite its rural charm, the village boasts a vibrant community and an excellent range of local amenities including a well-regarded primary school, post office/general store, parish church, village hall, pubs, and independent shops such as a butchers.

The surrounding towns of Great Torrington, Okehampton, Bideford, and Barnstaple provide further shopping, schooling, and leisure facilities, while the city of Exeter - with its mainline rail links, M5 motorway access, and international airport, is just 30 miles away.



Step through the charming front porch and into The Retreat, where the character of this historic Devon longhouse instantly shines. Slate floors and exposed beams set the tone from the entrance hall, offering a taste of the timeless features that run throughout the home.

The living room is a standout space, it's bright and spacious with split levels and a cosy inglenook fireplace that houses a wood-burning stove. A door opens directly onto the front garden, letting the outside in and creating a relaxed, country feel. Just off the hallway, a rear passage leads to a tucked-away office or store room - ideal for home working or hobbies.

Flowing naturally from the living room, the dining area combines traditional charm with functionality. It's warm and welcoming, with another fabulous inglenook fireplace, full-height built-in cupboards, and plenty of space to entertain or gather with family. The same slate flooring continues through into the kitchen, creating a seamless link between the rooms.

In the heart of the home, the kitchen is both rustic and modern. Stone worktops, a ceramic sink, induction hob with original bread oven and a built-in oven sit alongside a larder, built-in fridge, integrated dishwasher and thoughtful storage throughout. There's a pantry, cloakroom with WC and basin and a side entrance nearby, and just around the corner, a practical boot room and utility space - perfect for country living with muddy boots, dogs, and laundry in tow.

Upstairs, the character continues with exposed roof timbers and peaceful views across the garden and village. The main bedroom looks out over the front gardens and includes a well-appointed en-suite shower room and built-in storage. Three further bedrooms offer flexible space for family, or guests, and the family bathroom is stylish and practical with a classic white suite and plenty of storage.



### Entrance Hall

**Kitchen Breakfast Room 3.9 x 3.6 (12'9" x 11'9")**

**Dining Room 4.8 x 3.9 (15'8" x 12'9")**

**Living Room 8.6 x 3.9 (28'2" x 12'9")**

**Office / Store 9.7 x 2.1 (31'9" x 6'10")**

**Utility / Boot Room 4.1 x 1.9 (13'5" x 6'2")**

### First Floor

**Bedroom 1 4.5 x 3.1 (14'9" x 10'2")**

### Ensuite

**Bedroom 2 4.00 x 3.8 (13'1" x 12'5")**

**Bedroom 3 3.0 x 2,9 (9'10" x 6'6",29'6")**

**Bedroom 4 3.0 x 2.5 (9'10" x 8'2")**

### Bathroom

### Outbuildings

### Double Garage









Outside, the home sits behind a private gated driveway with ample parking and a second gated entrance for convenience. The gardens are a real highlight - cottage-style planting at the front, a large private lawn to the side, and a fully enclosed rear garden bursting with cherry, apple, and pear trees. It's the perfect setting for summer barbecues, gardening, or just relaxing with a book. A path runs along the back of the house, leading to a sheltered sitting area with gorgeous views of the parish church beyond.

Adding even more to this wonderful package is a useful range of outbuildings which include a stable, feed/log store, and workshop, as well as a double garage with remote-controlled door. There's even a former pig or poultry run tucked away for those dreaming of a slice of smallholding life.

**SERVICES** - The Retreat is connected to mains water, electricity and drainage, with oil-fired central heating and broadband already in place. Council Tax Band F (Torridge District Council).



## DIRECTIONS

From Bideford Quay, start by heading east along the quay and join the A39 (Atlantic Highway) heading toward Torrington and Barnstaple. Follow the A39 for around 8 miles, then turn left onto the B3260 in the direction of Dolton. Continue for approximately 3 miles, passing through the peaceful countryside and the hamlet of High Bickington. As you arrive in Dolton, look out for the parish church and signs for Cleave Hill. Turn onto Cleave Hill, and you'll soon come to the gated entrance of The Retreat. The journey takes about 20–25 minutes and offers a scenic drive through some of North Devon's most beautiful rural landscapes.



## VIEWING

**By appointment through  
Phillips, Smith & Dunn Bideford  
Office - 01237 879797**

**Out of usual office hours -  
contact Edward on  
07772363674**

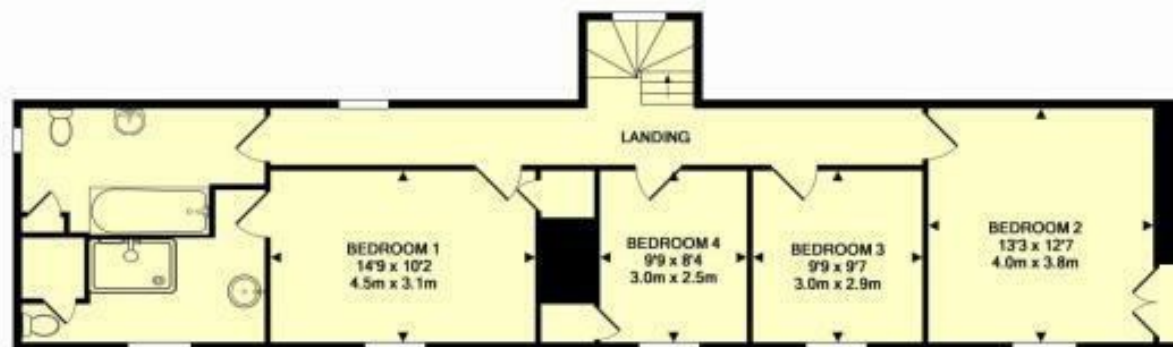








GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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