



1 Barfield Road, Dolton, EX19 8QX

Guide Price **£360,000**

1 Barfield Road

Dolton, Winkleigh

- Detached village bungalow
- Excellent level corner plot (quarter acre)
- Planning permission for additional dwelling/annexe
- 3 bedrooms
- Solar panels
- Garage and parking
- No onward chain

Occupying a generous corner plot of approximately quarter of an acre, this light, well maintained, detached bungalow is surrounded by large, level and fully enclosed gardens. A solid 1960's building which has been well loved and improved over the years.

The front door leads to a spacious central hallway servicing all rooms. There are two large double bedrooms and one single, each having a garden view. There is a bathroom and separate WC which could be knocked into a single larger room if preferred. The triple aspect living room has double sliding doors onto a patio area. This room has great potential for the addition of a conservatory or garden room. To the rear is the kitchen overlooking the back garden, with the back door giving convenient access to the drive and detached garage. With this large plot comes potential to alter or extend the footprint of the current home in the future, if desired.





There is double glazing throughout, oil fired central heating, a wood-burning stove and solar PV, which helps to reduce energy costs for electric and hot water heating.

The large well maintained garden has tall mature hedges providing considerable privacy and offers plenty of scope for a variety of uses. In addition, recently granted full planning permission for a two bedroom dwelling at the bottom of the garden opens up the possibility for an annexe for extended family, sale or rental income. (Ref:1/0564/2024/FUL).

It is a wonderful opportunity to enjoy it as it is; a bungalow in a large plot, or to utilise the planning permit to create another dwelling. Either way, there is huge potential for a range of buyers here.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Torridge

Approx Age: 1960's

Construction Notes: Brick

Utilities: Mains electric, water, telephone, broadband and solar PV's (owned)

Drainage: Mains

Heating: Oil fired central heating and wood-burner

Listed: No

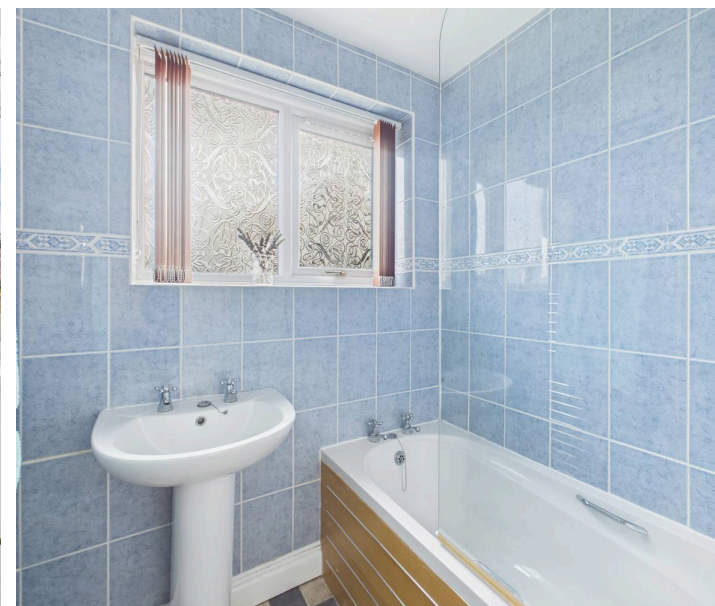
Conservation Area: No

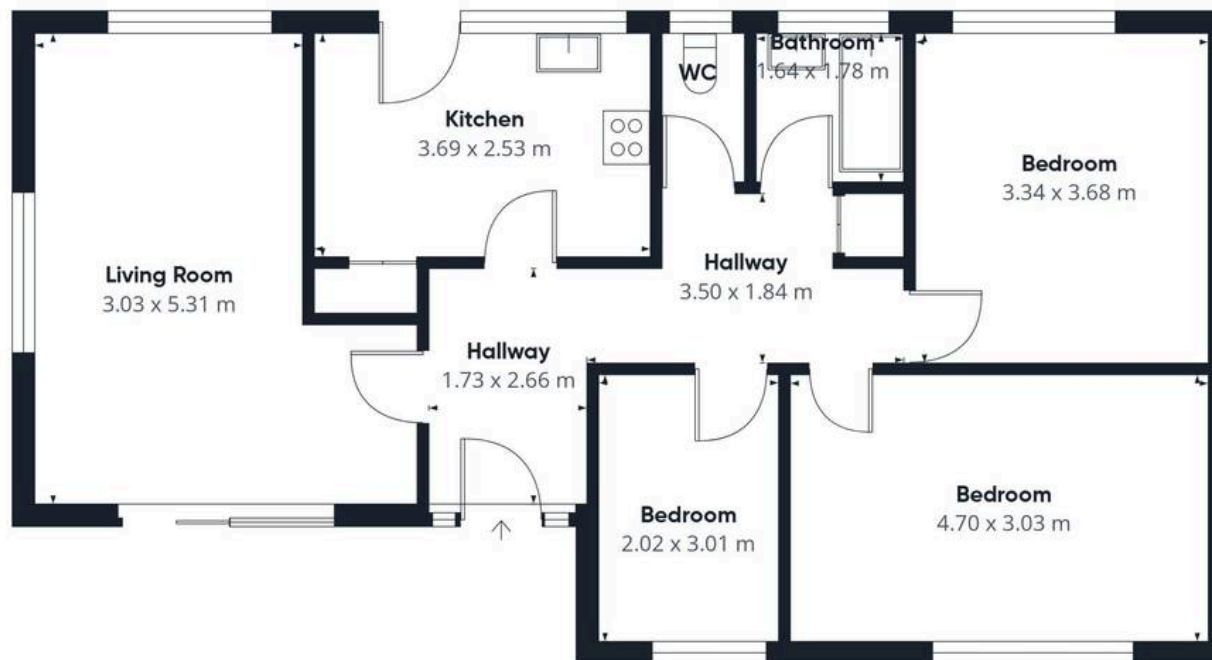
Tenure: Freehold

Dolton is surrounded by unspoilt countryside with Halsdon Nature Reserve on the doorstep and the Tarka Trail cycle route nearby. The coast is within easy reach, with Barnstaple and Bideford around 30 minutes by car, and the sandy beaches of North Devon just 40 minutes away. Dartmoor and Exmoor are both accessible in under an hour. The village offers a good range of amenities within walking distance, including a shop, two pubs, an active village hall, a primary school and children's play area. A bus stop immediately outside the property offers regular services to surrounding towns, and to Exeter.

DIRECTIONS : For sat-nav use EX19 8QX and the What3Words address is [///approach.landlords.headboard](https://www.what3words.com/#!/approach.landlords.headboard) but if you want the traditional directions, please read on.

Entering Dolton on the B3217/Rectory Road, look out for Barfield Road on your left and the property is first on the right.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
100.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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