



Bear House, Dolphin Street, Colyton EX24 6NA

welcome to

Bear House Dolphin Street, Colyton

Stunning property set within the heart of Colyton, bursting with character features and offering flexible living accommodation. The property is currently run as a successful B&B with cafe and bakery on the ground floor, but could easily be converted back into a beautiful family home

Entrance Porch

Wooden panelled front door leading into small lobby, gas meter, multi pane glazed door into

Entrance Hallway

Turning staircase rising to first floor, under stairs storage, radiator, ceiling light point, doors leading to cafe/bakery, kitchen and reception rooms

Cafe/Bakery

19' 2" max x 16' 5" (5.84m max x 5.00m)
Two wooden, single glazed, bay windows to front aspect with central door, fitted bar/counter, radiator, ceiling light points

Kitchen

15' 7" x 11' 5" max (4.75m x 3.48m max)
uPVC double glazed window to side aspect, half glazed door leading to outside courtyard area, commercial kitchen set up

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)
Single glazed bay window to front aspect, open fireplace with tiled hearth and ornate timber surround and mantle (not in use), coving, dado rail, corner shelving unit, radiator, ceiling light point and wall light points

Dining Room

9' 8" x 8' 8" max (2.95m x 2.64m max)
Single glazed sash window to rear aspect, full height wall panelling, built in shelves, ceiling light point

Landing

Ceiling and wall light point, stairs rising to second floor

Laundry Cupboard

Plumbing for washing machine, hand wash basin, shelving

First Floor Cloakroom

Low level WC, hand wash basin vanity unit, ceiling light point

Bedroom One

11' 5" x 13' 4" (3.48m x 4.06m)
Single glazed bay window to front aspect, fireplace with feature surround, radiator, ceiling light point, door to

En-Suite One

Single glazed part opaque window to front aspect, shower cubicle, low level WC, hand wash basin, heated towel rail, ceiling light point

Bedroom Two

13' 4" x 13' 8" (4.06m x 4.17m)
Single glazed bay window to front aspect, radiator, ceiling light point, door to

En-Suite Two

Single glazed opaque window to rear aspect, shower cubicle, low level WC, hand wash basin, heated towel rail, ceiling light point

Bedroom Three

12' 10" max x 9' 6" max (3.91m max x 2.90m max)
Single glazed bay window to rear aspect, radiator, ceiling light point, sliding door to

En-Suite Three

Shower cubicle, low level WC with integrated hand wash basin, ceiling light point

Office/Store

Stairs leading down from landing, dual aspect single



glazed windows, ceiling light point. restricted ceiling height due to beam



Master Suite - Lounge

16' 7" x 14' 7" (5.05m x 4.45m)

Two double glazed Velux windows to front aspect with views over the rooftops to the church tower and beautiful Devon countryside, built in cupboard, radiator, wall light points

Master Suite - Bathroom

Double glazed Velux window to rear aspect, walk in shower, low level WC, hand wash basin, heated towel rail, wall light point

Master Suite - Bedroom

17' 6" x 16' 5" (5.33m x 5.00m)

Two single glazed windows to rear aspect and two Velux roof lights to front aspect, radiator, ceiling light point, beautiful vaulted ceiling with beams, loft hatch for access to the loft space above the master suite lounge area

Courtyard

Door from kitchen leads out to a courtyard area with small shed suitable for bin storage



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welcome to

Bear House, Dolphin Street, Colyton

- PERIOD PROPERTY
- THREE EN-SUITE BEDROOMS
- FLEXIBLE LIVING ACCOMMODATION
- MASTER SUITE WITH LOUNGE, BEDROOM & EN-SUITE TO TOP FLOOR
- CENTRALLY SITUATED

Tenure: Freehold EPC Rating: D

£450,000



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