



NORTH WOODTOWN

Dolton, Devon



A LISTED DEVON FARMHOUSE OF CONSIDERABLE CHARACTER AND CHARM

In a rural setting, with a traditional barn and beautiful garden

Ground Floor: Cross passage hall | Cloakroom | Drawing room | Sitting room | Kitchen/dining room | Utility room | Office

First Floor: Principal bedroom/bathroom suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom

Outbuildings: Large traditional barn

Grounds: Courtyard | Parking | Gardens

Distances: Winkleigh 5.5 miles, Great Torrington 8.5 miles, Okehampton 14 miles

Bideford 15 miles, Barnstaple 17 miles, Crediton 20 miles

(All distances are approximate)



SITUATION

North Woodtown is situated in the heart of the glorious North Devon countryside, just under a mile from the village of Dolton, above the River Torridge valley.

The village offers a church, post office, village store, butcher’s shop, two pubs and primary school, as well as an active community with range of local clubs and societies.

The larger nearby village of Winkleigh, centred on its Market Square surrounded by traditional cottages and historic buildings, has further local facilities and independent shops.

Close by is the ‘Tarka Trail’, Halsdon Nature Reserve, Stafford Moor fishing lakes, Libbaton Golf Course, and RHS Rosemoor with its stunning themed gardens. More extensive facilities are available in Great Torrington or Okehampton, where there is a Waitrose store, and both of which provide secondary education. There are private schools in the area at Shebbear and West Buckland.

The property is about midway between the National Parks of Dartmoor and Exmoor with their spectacular scenery and North Devon is renowned for its glorious, unspoiled, rolling countryside with patchwork of fields and wooded valleys, and there are many opportunities locally for walking and fishing on the Rivers Taw and Torridge etc.

Within easy reach, via Bideford or Barnstaple, is the stunning North Devon coast, with its sandy surf beaches at Saunton, Croyde and Woolacombe and dramatic coastline at such places as Clovelly and Hartland Quay.

At Okehampton there is access onto the A30 dual carriageway, leading west into Cornwall, or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport. About 10 miles away, at Eggesford, is a station on the ‘Tarka Line’ branch line, connecting to Exeter, from where there are mainline connections to London.



THE PROPERTY

North Woodtown is situated in unspoiled rural surroundings, just under a mile from the village, down a no-through lane leading to this and the neighbouring property.

It is a typical traditional, thatched Devon farmhouse of considerable character and charm and is Listed as being of architectural or historical interest, Grade 2, and stated as: ‘Farmhouse. Late 16th century. Possibly incorporating some late medieval fabric.’

The house is understood to have been completely restored, renovated and refurbished in 2004, retaining many original features, but incorporating modern facilities, including under floor heating on the ground floor and oak doors.

Off the cross-passage hall is the drawing room with exposed ceiling timbers and stone fireplace with woodburner and the large kitchen/dining room with fully fitted kitchen with an electric AGA, stone tiled flooring, exposed beams and ceiling joists and French doors to the courtyard.



The sitting room is off the kitchen and also has a fireplace with woodburner and exposed ceiling timbers. On the first floor is the principle full height bedroom with exposed roof timbers, oak boarded floor and en suite bathroom, guest bedroom/shower room suite, two further bedrooms and bathrooms.

With access from both the house and courtyard is the office, linking the house to the large traditional barn, with potential for conversion to other uses, subject to the necessary consents.

Encompassed by the house and barn is a delightful south-facing, paved courtyard providing a lovely outside sitting/dining area. There is hard standing for parking and to the front and side of the house are lawned gardens with plant borders, vegetable garden, fruit cage, greenhouse, shed and orchard area, and from the gardens are enchanting views over the surrounding countryside.

PROPERTY INFORMATION

Tenure: Freehold

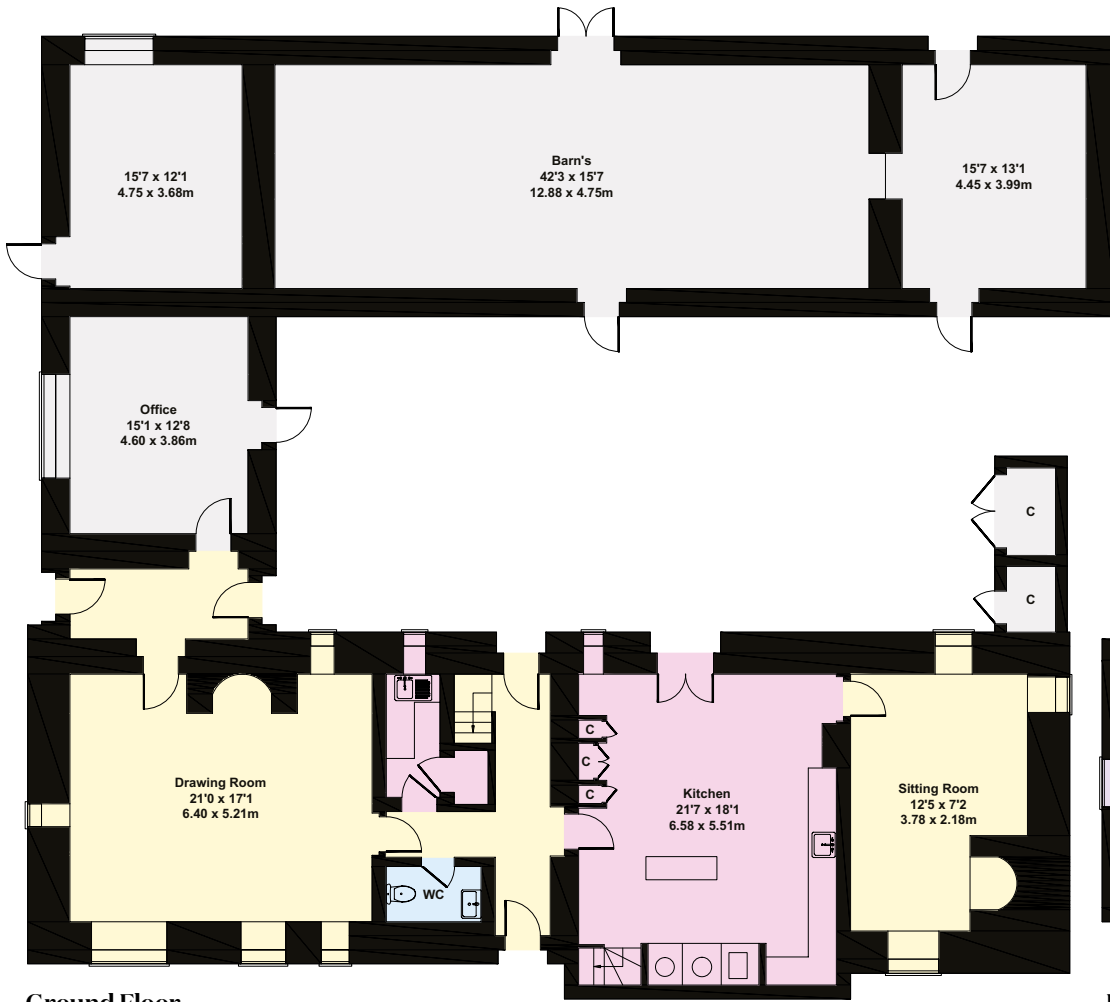
Services: Mains water and private drainage. Solar panels. Ground source heat pump. Underfloor heating. EV charger.

Local Authority: Torridge District Council: 01237 428700

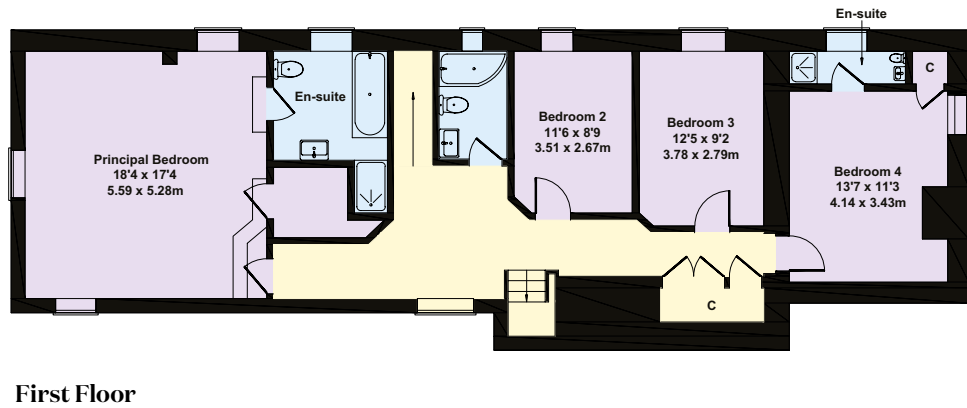
Council Tax: Band F

EPC: B

Directions: EX19 8RJ



Approximate Gross Internal Area
3911 sq ft - 363 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



I would be delighted
to tell you more.

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