



Lower Cherubeer



Exeter 32 miles, Okehampton 16 miles,
A30 17 miles

A historic Grade II listed detached 15th century former farmhouse set in large gardens.

- Generous Living Space
- Four Bedrooms
- Two Bathrooms
- Parking and Carport
- Range of buildings
- 0.38 acre gardens
- No Chain
- EPC Band F
- Freehold
- Council Tax Band: F

Guide Price £550,000

SITUATION

The house lies approximately 1 mile outside the village of Dolton. A self contained rural community offering a range of amenities including village store, post office, church, primary school and two local inns. In addition there is a village hall and a wide range of local clubs and societies. There is easy access to the north Devon town of Torrington, and 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. Dolton is situated in the picturesque Torridge Valley and is well known for its delightful unspoilt scenery, walking on the Tarka Trail, riding and outdoor pursuits. The north coasts of Devon and Cornwall are also within easy travelling distance.

DESCRIPTION

A historic Grade II listed detached 15th century former farmhouse with later additions, set in well established gardens and grounds of 0.38 acres. The property is located in a semi rural location, not far from the village of Dolton and is surrounded by open farmland. This charming property, retains many original and period features, which include mullion and feature windows, exposed timbers, floorboards and beams, plank doors and archways. Whilst there are fireplaces to the kitchen and sitting room. The property was re thatched in 2022 and offers generous living accommodation and four bedrooms on the first floor. Within the gardens are a range of outbuildings, suitable for a variety of different uses. The property is offered with no chain and viewing is highly recommended.

ACCOMMODATION

Via covered PORCH: with stone steps leading to front oak entrance door, opening to KITCHEN: the heart of the house, with Inglenook fireplace housing an oil fired Aga providing cooking facilities and hot water. Beamed ceiling and exposed timbers. Bench seat with leaded window to front and feature arch window to side. terracotta tiled floor. Step down to DINING ROOM: Beamed ceiling and exposed timbers, stripped wood floor, exposed stone wall, feature arch window to front. Night storage heater. STUDY: Telephone point, night storage heater, access to loft space, window to rear, door to SHOWER ROOM: Vanity wash basin with electric strip light and shaver point over. WC, walk in shower cubicle with main fed shower. Heated towel rail, under floor electric heating, window to rear. UTILITY ROOM/2ND KITCHEN: range of base cupboards with tiled work surfaces over and inset sink and drainer. Plumbing and space for washing machine and dishwasher. Space for white goods, windows to rear, tiled floor, door to outside, door to Pantry: being shelved with tiled floor. INNER HALL: stripped floorboards, beamed ceiling, stairs to first floor, door to SITTING ROOM: Beamed ceiling, leaded window to front, stone fireplace with oil fired stove (serving some radiators to the first floor), under stairs storage cupboard, former bible cupboard.

FIRST FLOOR LANDING: exposed timbers, leaded window to side, exposed floorboards, radiator, night storage heater, doors to, BEDROOM 2: dual aspect leaded windows, stripped wood floors, exposed timbers, radiator. BEDROOM 4: window to front, stripped wood floors, exposed timbers, radiator. BEDROOM 3: window to front, exposed timbers, shelved linen cupboard. Inner Corridor: glazed door to external stone steps, doors to BEDROOM 1: vaulted 'A'

framed ceiling being open to the thatch, night storage heater, leaded dual aspect windows with superb views over the adjoining fields towards Dolton. SHOWER ROOM: tiled cubicle with shower, WC, pedestal wash basin.

OUTSIDE

Double gates open to a tarmac driveway with parking for numerous vehicles. CARPORET: adjoining the house, with leaded windows to side and rear, electric and power connected. Adjoining the front of the property is a stone paved seating area, with pump for the well. Adjoining the drive are areas of mature shrubs, trees and bushes, together with a wildlife pond. POTTING SHED: of cob and stone construction. The main garden area lies to the right of the house and incorporate areas of lawn interspersed with mature shrubs, bushes trees and shrubs. The gardens border open fields and enjoy some attractive views. Further useful buildings include a GARDEN SHED: of cob and stone construction under a slate roof, window to side, cobbled floor and light and power connected. The main outbuilding is a superb THATCHED BARN: suitable for a variety of uses, again of cob and stone construction, being open to the roof with vaulted 'A' frame timbers. Adjoining WORKSHOP: with window and door to front.

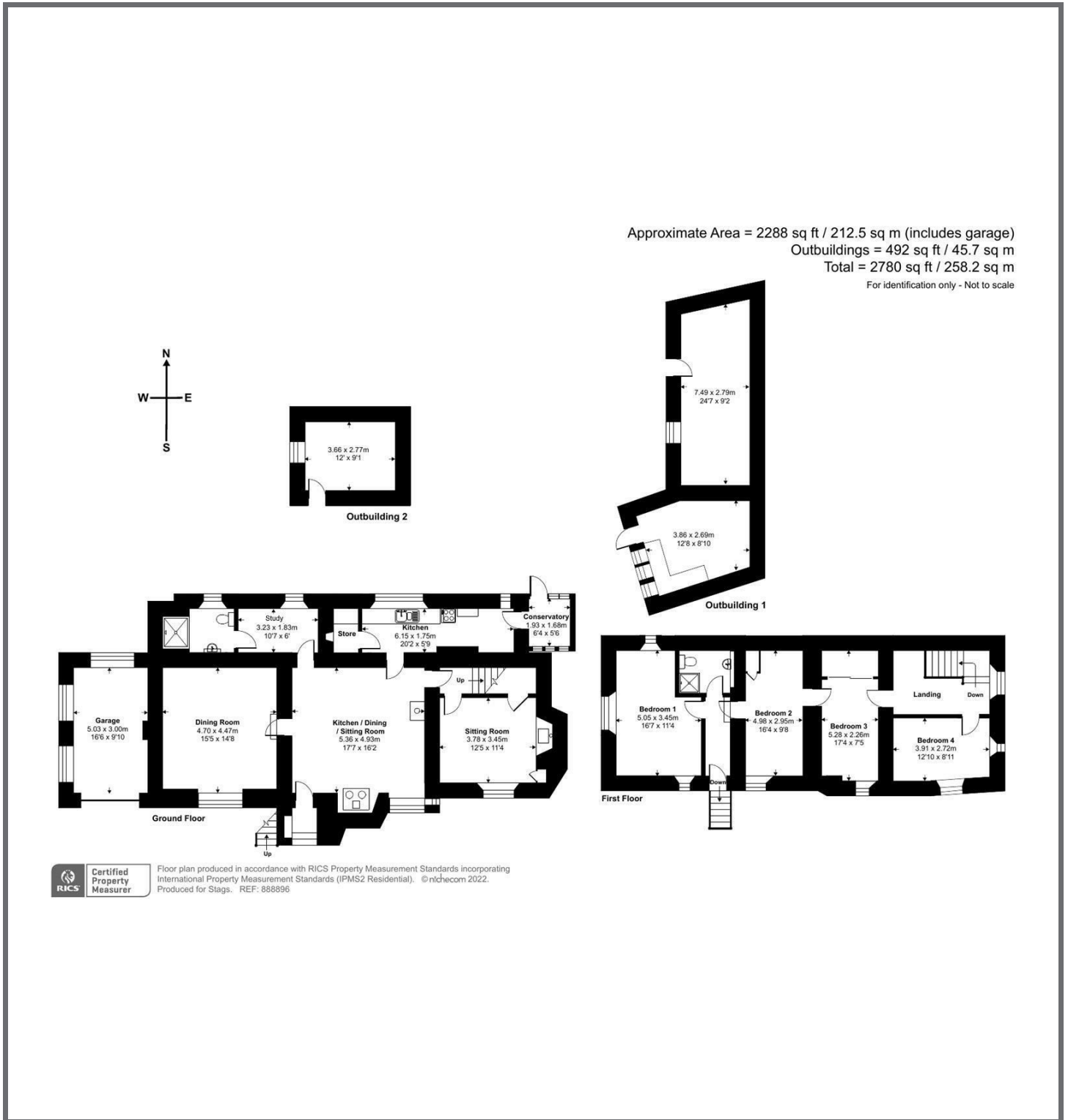
SERVICES

Mains electricity, water and private drainage.

DIRECTIONS

From Okehampton proceed in a north easterly direction taking the Crediton road the B3215. After approximately 4 miles turn left at Belstone Corner just before the railway bridge, signposted to Sampford Courtenay. At the mini roundabout turn right onto the A3072 and after approximately 1 mile fork left signposted Winkleigh. Continue past Winkleigh on the A3124 as if for Torrington. before reaching Dolton, turn left off this road, signed for Stafford Moor Fisheries, after a short distance take the first right, proceed for a short distance and as you bear around a corner to your left the property will be found upon your right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient | B | | 79 |
| Decent energy efficiency | C | | |
| Some energy efficiency | D | | |
| Low energy efficiency | E | 31 | |
| Very low energy efficiency | F | | |
| Very low energy efficiency - higher running costs | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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