



Rose Cottage



# Rose Cottage

, Dolton,Winkleigh, EX19 8RQ

Dolton 2 Miles, Okehampton 13 Miles, Exeter 31 Miles.

A charming smallholding situated in an area of natural outstanding beauty, comprising a three bedroom detached cottage with paddocks, outbuildings and approximately 8 acres.

- Sitting Room And Dining Room
- Kitchen And Bathroom
- Three Bedrooms
- Paddocks And Garden
- Outbuildings
- Approximately 8 Acres
- Freehold
- Council Tax Band D

Guide Price £700,000

## SITUATION

The house lies approximately two miles outside the popular village of Dolton, accessed via its own private driveway, with just one neighbouring property. Dolton is a popular 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 East 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 charming Grade II listed, C18 detached smallholding which comes to the market for the first time in over 35 years. The cottage in brief, benefits from a sitting and dining room, kitchen, pantry and bathroom to the ground floor. Whilst on the first floor there are three bedrooms. The cottage is located down it's own private driveway, attractively set within approximately 8 acres of gardens and paddocks suitable for livestock or equestrian use. Further benefits include a detached studio and large agricultural building.



ACCOMMODATION

Via stable door to DINING ROOM: Dual aspect windows, wood floor, door to SITTING ROOM: Window to front aspect, beamed ceiling, inglenook fireplace with wood burning stove, recessed display shelf. KITCHEN: Timber base cupboards and drawers with shelving over and inset sink and drainer. Space for dishwasher and cooker, beamed ceiling, staircase to first floor, step down to rear LOBBY: Stable door to side. Doors to, PANTRY: Range of shelving , space for fridge freezer, window to side. BATHROOM: White suite comprising WC, panelled bath with electric shower over, pedestal wash basin, tiled floor, window to side aspect.

FIRST FLOOR LANDING: Being split level with window to side aspect, fitted bookshelves and access to loft space. Doors to, BEDROOM 1: Window to front aspect, radiator, fitted wardrobes and airing cupboard with hot water cylinder. BEDROOM 2: Window to front aspect, radiator fitted wardrobe. BEDROOM 3: Window to front, radiator fitted cupboard.

OUTSIDE

The property is accessed via its own private driveway, which leads down to the house and beyond to the yard area. Immediately in front of the cottage, is an enclosed garden, which is primarily lawned with well established shrub beds and borders, fruit and native trees. Beyond are three connecting pasture paddocks, with a further paddock behind the studio. Set below here accessed off the yard is a useful AGRICULTURAL BUILDING: With water connected and suitable for livestock or equestrian. Behind the cottage is a detached COB BARN: comprising of two rooms and suitable for storage/logs etc. Set above the cottage and front the driveway is a detached STUDIO: Divided into several rooms and incorporating a large office/work area, cloakroom with WC and wash basin, a wash area with sink and a mezzanine seating area with views down over the yard to the fields beyond. Attached is a UTILITY/WASH ROOM: with plumbing and space for a washing machine and a WORKSHOP. The studio, subject to the relevant permissions, has potential for an annexe/holiday let. In all the total plot extends to approximately 8 acres.

SERVICES

Mains Electricity, Private spring fed water. Water treatment plant drainage (shared with next door). Wood burning stove to sitting room serving three first floor radiators. Broadband Coverage: Standard upto 12 Mbps (information from Ofcom) Mobile Coverage: EE, Vodafone and 02 variable outdoors, 3 good outdoors. (information from Ofcom) Wifi calling in house.

DIRECTIONS

For SAT NAV purpose, the postcode is EX19 8RQ  
what3words: stylist.thickens.swimmer

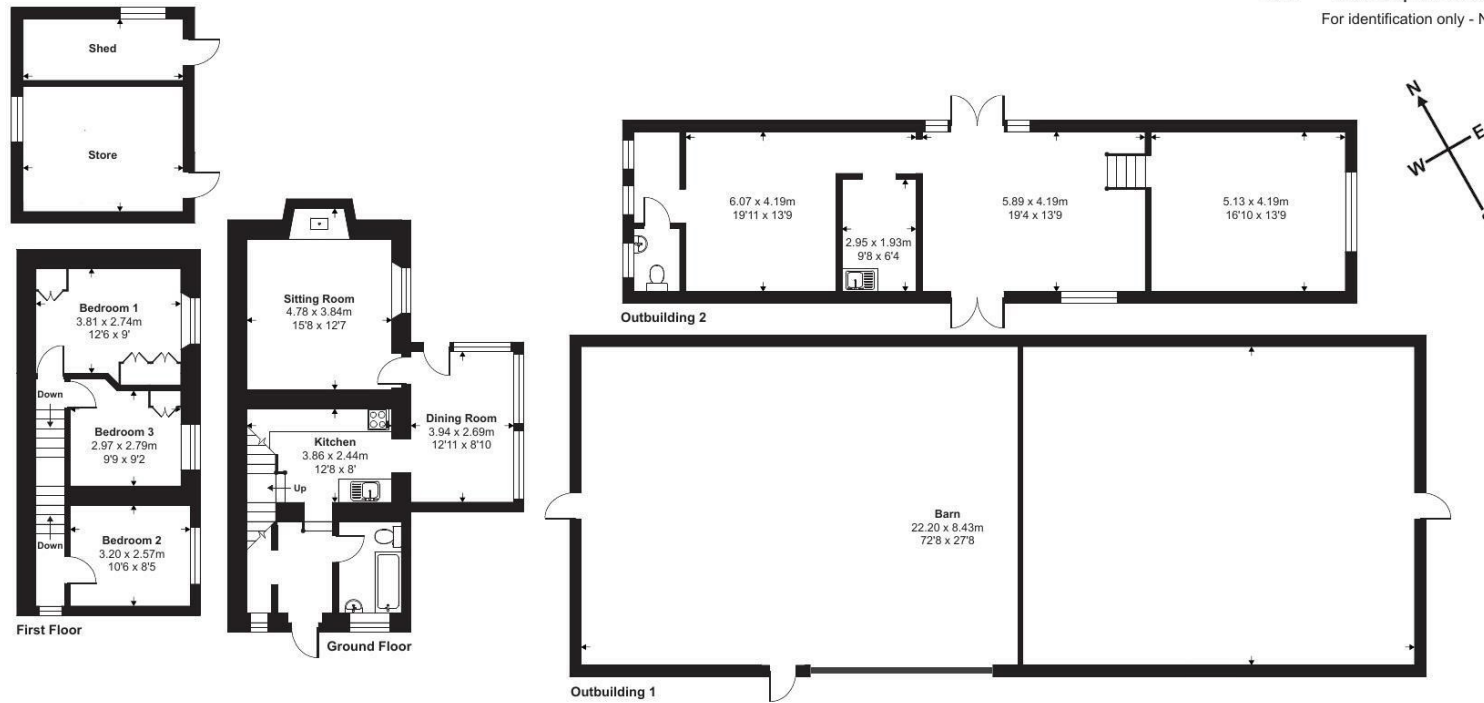
AGENTS NOTE

The neighbouring property has pedestrian and vehicular right of way over the lower yard to access their barn when required.



Approximate Area = 956 sq ft / 88.8 sq m  
 Outbuilding(s) = 3316 sq ft / 308.1 sq m  
 Total = 4272 sq ft / 396.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Stags. REF: 1326410

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                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (82 plus) <b>A</b>                          |           |
| (61-81) <b>B</b>                            |           |
| (49-60) <b>C</b>                            |           |
| (35-48) <b>D</b>                            | 66        |
| (29-34) <b>E</b>                            |           |
| (21-28) <b>F</b>                            | 34        |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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