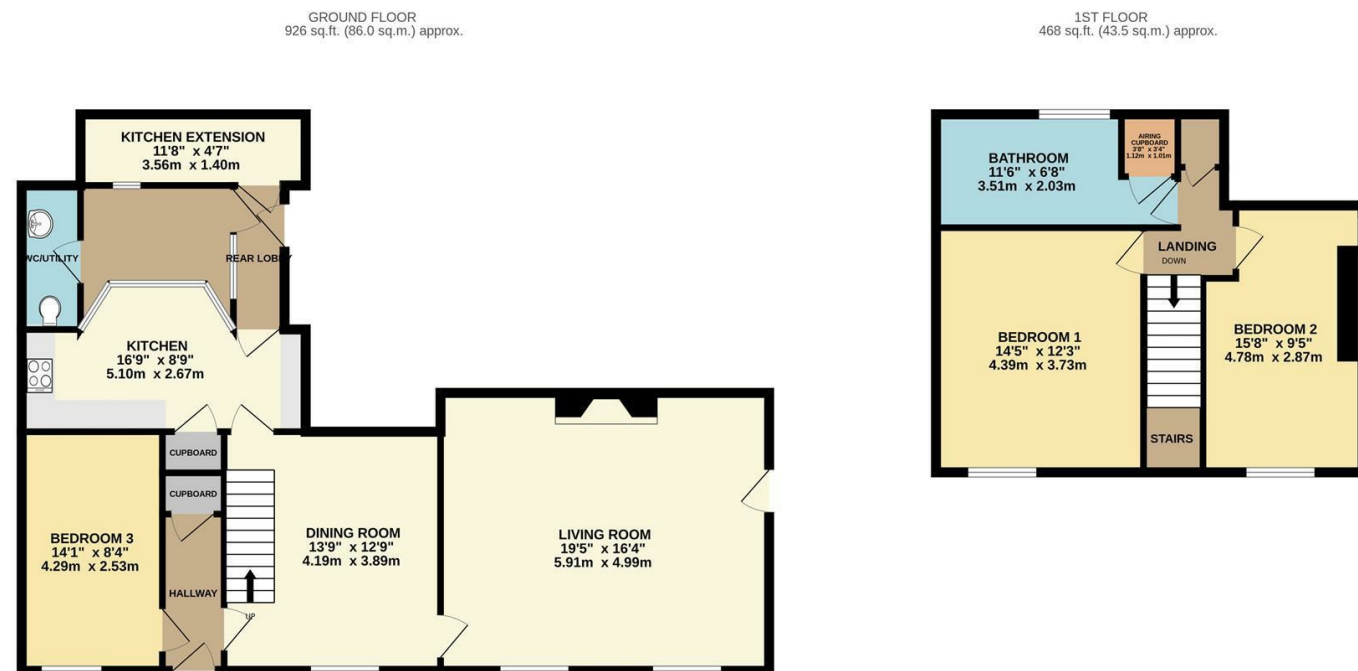




3 Bedroom Grade II Listed Cottage

The Old School Cottage Dolton, Winkleigh, EX19 8QR

Asking Price

£400,000

- Beautiful Thatched Cottage
- Superbly Presented Throughout
- Stunning Gardens
- Off Road Parking
- Full Of Charm & Character
- Popular North Devon Village

Directions

Leave Torrington on the A3124 towards Winkleigh. Continue for approx 9 miles, passing through Beaford then turn right at Dolton Beacon Garage, signposted Dolton. Continue into the village and take the second turning on your left into Chapel Street. Continue to the end of the street and turn right, The Old School Cottage is situated on this corner to your right-hand side.

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for free!**

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or email barnstaple@phillipsland.com

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Room list:

- Entrance Hall
- Dining Room
- Study/Bed 3
- Sitting Room
- Kitchen
- Rear Lobby
- Utility Room
- WC
- Bedroom 1
- Bedroom 2
- Bathroom

Overview

Approached through a handmade curved top Dartington gate and hedged archway, a cobbled path of great character leads through the garden to the front door of this beautiful and charming home. Inside is a hallway with a large storage cupboard. To one side sits a single bedroom, which would work equally well as a snug or home office, with a window overlooking the front garden. The dining room sits at the centre of the home, with a stone inglenook (currently non functional) set beneath a timber bressumer beam and exposed ceiling timbers. There is room for a farmhouse table, a window looking onto the garden, and a staircase to the first floor. The sitting room has a second inglenook fireplace with a cast iron wood burner on a slate hearth. Dual windows look over the garden and countryside, and a glazed door opens to the patio.

Towards the rear, the kitchen has slate flagstone flooring, exposed beams and cream shaker cabinetry with timber worktops, along with a larder and a plumbed in dishwasher and fridge. A bay window provides space for a breakfast table. The kitchen extends through a lobby into a kitchen extension offering further storage and space for a large fridge freezer, with a door to the inner courtyard, off which sits the utility/WC.

Upstairs, the principal bedroom is a double with bespoke fitted furniture provided by Sharps. The second bedroom is dual aspect, with views over the garden and countryside. The bathroom is a standout feature of the cottage, fitted with a four piece suite, it combines a hand wash basin, traditional WC and a walk in shower with a striking contemporary freestanding slipper bath, positioned beneath the window with its sweeping sculptural lines making it very much the centrepiece of the room. Wood effect flooring and part sloping ceilings complete a space that balances the cottage's character with a genuinely indulgent finish.

Services

Oil C/H, Mains water & Electric

Council Tax band

D

EPC Rating

TBC

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878

