

# 4 Bedroom Cottage With 1 Bed Annexe

Higher Rosebank, Rectory Road, Dolton, Winkleigh, EX19 8QH

Asking Price

£375,000



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# A Cottage Full Of Character And Charm

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As you step through into this home and the main reception rooms, the character of Higher Rosebank begins to make its impression felt. The sitting room is a wonderfully inviting space, centred on an original inglenook fireplace with a cast iron stove set within its generous stone opening, flanked by an exposed timber beam above. It is the kind of room that earns its keep on a dark winter's evening, and feels equally at ease on a lazy Sunday afternoon with the garden beyond the window. The separate dining room carries the same charm, with a second striking inglenook, exposed oak beam lintel, and enough space to seat the whole family comfortably. From the dining area is the kitchen, practical in its layout but full of personality. A classic cream AGA sits nestled within a painted surround, white cabinetry runs along one wall, a door from here leads through to the rear lobby and the useful utility room.

Moving upstairs, the accommodation is generous and versatile. The principal bedroom is a well proportioned double with dressed sash windows and a calm, restful quality. Three further bedrooms each have their own character and the family bathroom is a good sized room with a full panel bath and window, offering a solid foundation for a new owner to update and make their own.

The one bedroom annexe is accessed via the dining room, providing fully self contained living space ideal as guest accommodation, or a home for a family member wanting their own private space. On the ground floor is the living area, kitchen, shower room and conservatory, whilst upstairs is the bedroom and further bathroom.

Higher Rosebank is the kind of property that rewards those prepared to look a little deeper and think a little bigger. A home of character, history, and genuine opportunity, in a village that knows what it is and wears it quietly well.

# DETAILS

Dolton itself is a genuinely thriving village community, with more on offer than many of its size. Day to day life is well catered for with a local shop and post office, a butcher, two welcoming pubs, and a village hall that sits at the heart of community life with a regular programme of events and activities throughout the year. Families are particularly well served, with a village primary school meaning younger children can walk to school through lanes rather than sit in a car. Bus links connect the village to Barnstaple and beyond, making it more accessible than its rural setting might suggest. It is the kind of place where people know their neighbours, the pub knows your order, and the sense of community you might have assumed was lost is very much alive and well.

The village is also minutes from Halsdon nature reserve and the nationally renowned Stafford Moor Coarse Fishery, with excellent access to walking, cycling, and the wider Devon countryside. The North Devon coast, with its world class surf beaches at Croyde, Saunton, and Woolacombe, is within comfortable driving distance, and the market town of Great Torrington is nearby for everyday shopping, schools, and services. Barnstaple, as the commercial hub of North Devon, is approximately 14 miles to the north west and easily accessible.

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-

### Entrance Hall

**Sitting Room** 3.94 x 3.85 (12'11" x 12'7")

**Dining Room** 3.98 x 3.63 (13'0" x 11'10")

**Kitchen** 4.19 x 2.39 (13'8" x 7'10")

**Utility** 2.47 x 2.31 (8'1" x 7'6")

**Bedroom 1** 4.39 x 3.47 max (14'4" x 11'4" max)

**Bedroom 2** 3.72 x 3.08 (12'2" x 10'1")

**Bedroom 3** 3.47 x 1.92 (11'4" x 6'3")

**Bedroom 4** 2.72 x 2.72 (8'11" x 8'11")

**Bathroom** 2.51 x 2.30 (8'2" x 7'6")

**Separate WC**

### ANNEXE - IRREGULAR SHAPED ROOMS

**Sitting/Dining Room** 4.88 max x 4.97 max (16'0" max x 16'3" max)

**GF Shower Room**

**Kitchen** 3.51 max x 2.73 max (11'6" max x 8'11" max)

**Conservatory** 3.11 x 2.65 (10'2" x 8'8")

**Bedroom** 4.97 max x 4.75 max (16'3" max x 15'0" max)

**Bathroom**

**Outbuilding** 4.01 x 2.94 (13'1" x 9'7")

**Garage** 8.70 x 3.88 (28'6" x 12'8")





The rear garden at Higher Rosebank is a real delight. A well manicured lawn stretches back from the property, flanked by an impressive collection of established shrubs and architectural planting, including substantial agave and cordylines that give the space an almost Mediterranean quality on a fine Devon summer's day. A paved terrace sits alongside the conservatory, perfectly placed for al fresco dining, and the whole space feels private and sheltered without being enclosed.

The large attached garage offers substantial covered storage and parking, while the former fish and chip shop outbuilding adds a fascinating and genuinely versatile dimension to the plot. A proper piece of village history, it presents real potential for a new owner to repurpose to their own needs: a home office or studio, a workshop or creative space, a holiday letting annexe, or a commercial venture of some kind, subject to the necessary consents. Combined with the self contained one bedroom annexe already in place, Higher Rosebank offers an unusually flexible package with genuine scope to generate income, accommodate extended family, or simply grow into over time.

The accompanying parcel of land, available with or without the property (please call agent to discuss), is approximately an acre and sits on the edge of the village a few minutes walk away from the property.



## DIRECTIONS

From the direction of Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and upon the leaving the town at the bottom of the hill turn left onto the A3124 signposted Winkleigh/Exeter, stay on this road passing through the village of Beaford whereupon reaching Dolton Beacon garage on your left hand side take the right hand turning signposted Dolton. Proceed into the village and onto Rectory Road, the property will be found on the left hand side further on from the playing field.



## VIEWING

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Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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