



Serendipity, Dowland, Winkleigh, EX19 8PD

Guide Price £185,000

Serendipity

Dowland, Winkleigh

- Charming detached thatched cottage
- Wonderful rural hamlet setting
- Recently rethatched
- Characterful vaulted and beamed bedroom
- Private courtyard garden
- Off-road parking
- Just a mile or so from Iddesleigh/Winkleigh
- Ideal home, retreat or holiday property
- Believed to be several hundred years old
- No onward chain

It's difficult not to be charmed by Serendipity. This cosy detached thatched cottage sits in the peaceful rural hamlet of Dowland, surrounded by the rolling countryside of rural Devon and just a mile or so from Iddesleigh. Believed to date back several hundred years and to have originally belonged to the church, the building is thought to have started life as a single-storey property before a first floor was added and it was converted into a cottage in the late 1980s. It's been freshened up since it last changed hands and, importantly for a thatched cottage, has recently been rethatched.

Inside, it's simple, cosy and full of personality. The kitchen has a range of timber units and opens naturally into the sitting room, giving the ground floor an easy flow, with the shower room alongside. Upstairs is the bedroom and arguably the prettiest part of the cottage, with windows on two sides bringing in plenty of light and a vaulted,





beamed ceiling giving it much more character than you might expect from such a compact home. Double glazing and electric heating are already in place.

Outside, a gravelled path runs alongside the cottage and through to the enclosed rear courtyard garden, bounded by stone walls and fencing and providing space for outdoor seating, pots and planting without needing much looking after. There's also a private off-road parking area at the front with room for one or two vehicles. Dowland itself is wonderfully rural, while nearby Iddesleigh is home to its historic church and the well-known Duke of York Inn. Hatherleigh and Okehampton provide a wider range of everyday facilities, with Dartmoor and some fabulous Devon countryside within easy reach. Whether you're looking for a small home of your own, somewhere to escape to or simply a rather special little piece of Devon, Serendipity certainly lives up to its name.

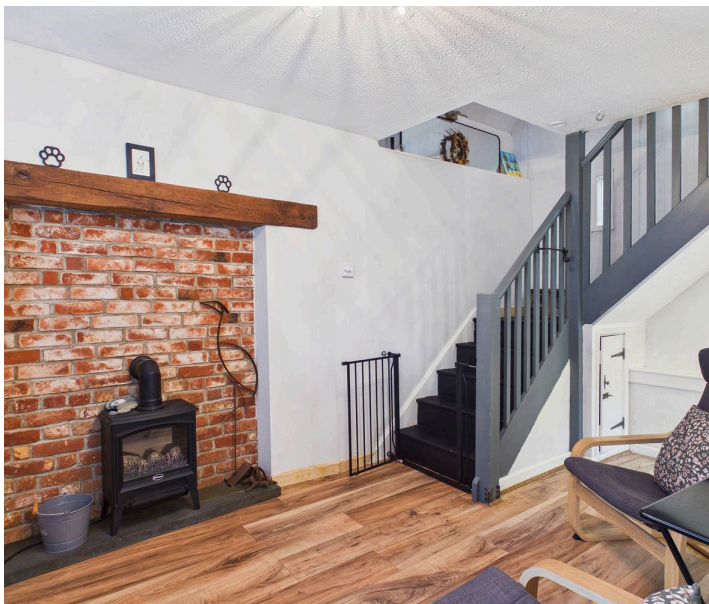
Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Position:

Serendipity sits immediately alongside the historic churchyard at Dowland, which forms part of the cottage's peaceful rural setting.

Defibrillator:

A community defibrillator is powered from Serendipity on a good will basis but this is an informal arrangement.

Private Drainage:

We're informed by the seller that the property has a private drainage system, shared with the neighbour, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Thatch / Cob Construction:

We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.



Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band A – Torridge

Approx Age: 1800

Construction Notes: Cob/stone

Broadband: Standard – Starlink available for faster connections.

Utilities: Mains electric, water, telephone & broadband

Drainage: Private – Shared with neighbour

Heating: Electric

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS: For sat-nav use EX19 8PD and the What3Words address is [///swordfish.regretted.flagged](https://www.what3words.com/#!/en/swordfish.regretted.flagged)





Floor 0



Floor 1

Approximate total area⁽¹⁾

35.2 m²

Reduced headroom

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.