



**Fairings**  
Dolton | EX19 8QU

JAMES FLETCHER  
POWERED BY  
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## Fairings, Dolton

Nestled within the heart of the ever-popular North Devon village of Dolton, Fairings is a charming four-bedroom detached family home that captures the essence of laid-back country living. Boasting a wealth of attractive character and offering highly adaptable accommodation, this inviting home balances traditional features with the flexibility of modern family life. Also enjoying a generous South-West facing garden, basking in sunshine throughout the day, this captivating residence offers space both inside and out. Truly a hidden gem, this beautiful home is perfect for growing families, those looking to relocate, dual occupancy or anyone seeking 'The Good Life' within this quintessential North Devon village.

Enjoying a strong sense of community, Dolton is a thriving village featuring two pubs, a butchers, a shop and post office, primary school and active village hall, along with tranquil walks at the nearby Halsden Nature Reserve.

Approximately 8 miles distant is the historic town of Torrington, also known as Great Torrington. This charming market town, brimming with rich history and natural beauty offers stunning vistas and an abundance of outdoor activities, from scenic walks along the Tarka Trail and Torrington Commons, to exploring the lush surroundings of RHS Garden Rosemoor. The town itself boasts an array of independent shops, cafes, and the renowned Plough Arts Centre providing a cultural hub. Perfect for families and those seeking a peaceful yet connected lifestyle, Torrington combines rural tranquillity with easy access to the larger towns of Bideford and Barnstaple.

Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South.

The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**





## STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall, seamlessly connecting the ground floor accommodation, providing stairs to the first floor and exposed wooden floorboards running throughout the downstairs space. At the heart of the home, the generous dual aspect kitchen/diner/family room is well-fitted with a range of units comprising solid wood work surfaces with a Belfast sink unit, drawers and cupboards below and display shelving over, space for a large double oven with a tiled splash-back and extractor over, space for a fridge/freezer, space and plumbing for a dishwasher, a central island with cupboards below and a breakfast bar on one side, ample dining space, an exposed stone fireplace housing a wood-burner and feature bread oven, and double doors opening onto the garden. The kitchen/family room is the hub of the home and is perfect for family breakfasts or slow Sunday lunches. Furthermore, a cosy sitting room provides warmth & charm, also enjoying a dual aspect and an attractive inglenook fireplace housing a wood-burning stove and a feature bread oven - a comfortable room for relaxed evenings. In addition, there is a convenient study/home office along with a bright reading room, also opening onto the garden. Off the kitchen at the rear of the home, there is a useful lobby/boot room leading to a convenient ground floor cloakroom, fitted with a low-level W.C and wash basin, along with a utility room with space and plumbing for a washing machine, tumble dryer and the oil-fired boiler.

The first floor landing opens to 4 double bedrooms and the family bathroom. Each of the bedrooms offers flexibility for modern family living, home working or space for guests and visitors - with each of them also enjoying an outlook over the garden. The bathroom has been recently fitted, comprising a modern roll-top bath with a freestanding mixer tap and shower, a separate shower cubicle with both rainfall and handheld shower heads, a low-level W.C, wash basin and a heated towel rail.

In all, this captivating home offers spacious accommodation with a wealth of attractive character features, coupled with a generous garden within this charming village - a wonderful opportunity to live the North Devon countryside lifestyle.

## OUTSIDE

The property is tucked away at the end of a shared driveway, providing pedestrian access and unloading, on the edge of the village. Outside, the property enjoys a generous South-West facing garden, perfect for little ones to explore and those with 'green fingers' to thrive. Boasting a large level lawn along with attractive flower beds & borders well-stocked with a variety of plants and shrubs, ornamental trees and natural boundaries, the garden offers plenty of space to play freely, create a wonderfully vibrant garden nursery or a productive vegetable plot - also with space to keep chickens. Bathed in sunshine throughout the day and enjoying a good degree of privacy, the garden offers an excellent space to relax and unwind. There is also an additional gated courtyard on the North side of the home, offering space for storage sheds and a log store, which has also been used to park a small campervan in the past.

## AGENTS NOTE

There is no dedicated parking with the property however, on road parking is available on a first-come, first-served basis. There is also a large garage a short distance away that is available by separate negotiation. For more details, please speak to the agent.



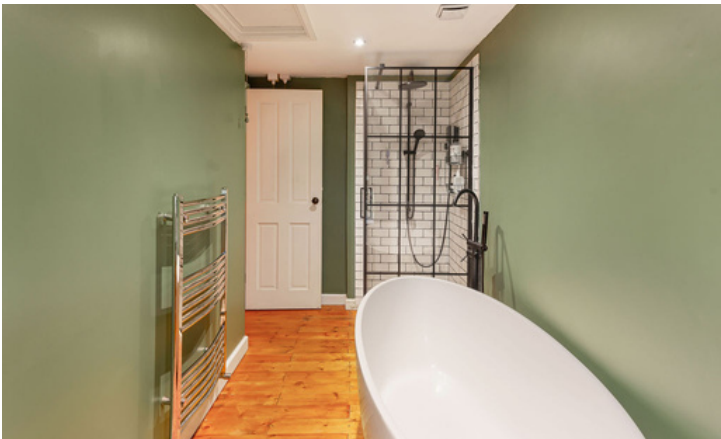
**VIEWINGS**

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

What 3 Words to find the property: ///layered.pocketed.include

**NORTH DEVON**

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.









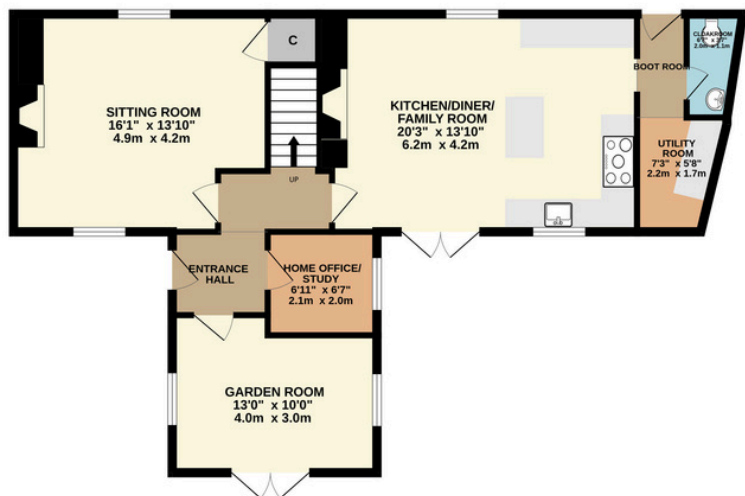








GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



FAIRINGS, DOLTON

TOTAL FLOOR AREA : 1517 sq.ft. (140.9 sq.m.) approx.

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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- **Services:** Mains Electricity, Water & Drainage. Oil-fired central heating
- **Tenure:** Freehold
- **EPC:** E
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated sellers - have found their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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