



Shippon House, Cleave Hill, Dolton, EX19 8QT

Guide Price £475,000

Shippon House, Cleave Hill

Dolton, Winkleigh

- Spacious barn conversion
- Set on the edge of a popular village
- 4 Bedrooms & 2 bathrooms
- Farmhouse style kitchen/diner
- Lounge with woodburning stove
- 2 further reception rooms
- Large double garage and workshop
- Pretty garden with decked courtyard seating area
- uPVC double glazing throughout
- Views from the garden

Set within a peaceful rural setting, Shippon House is a characterful barn conversion that has been lovingly cared for by the current owners for over twenty years. Full of original features and versatile living space, it offers the charm of a country home alongside the practicality needed for modern family life.

The spacious lounge is centred around a certified multifuel stove, creating a warm and welcoming space to relax. There's also a separate office or playroom, with a spiral staircase leading to a bedroom above, offering excellent flexibility for guests, older children or those looking to create a more independent living space.

At the heart of the home is a generous farmhouse-style kitchen and dining room, fitted with solid wood units, granite-effect worktops, an integrated fridge and dishwasher, a double oven and ceramic hob.





A traditional Rayburn remains in place, adding character to the room, while a large utility room provides additional storage, houses the oil-fired boiler and has plenty of space for white goods. A further reception room, currently used as a reading room and cosy space for the dogs, offers another quiet corner of the house and could easily adapt to suit a variety of needs.

Upstairs, a long landing connects four bedrooms and two bathrooms. The principal bedroom benefits from a walk-in wardrobe, while two further double bedrooms retain attractive character beams. The fourth bedroom links with the office below, making it ideal for those wanting a dedicated workspace or a more flexible family layout. One bathroom features a large walk-in shower, while the second includes a bath with an electric shower over.

Outside, the gardens provide a lovely place to enjoy the surrounding countryside, with a raised deck, patio seating area, lawn and a small ornamental pond, all taking advantage of the rural views whilst being secure for pets and children.



A particularly valuable feature of the property is the substantial detached double garage, located just up the drive from the house. Built to a high standard, it includes two up-and-over doors, a workshop, extensive shelving, its own electricity supply and a full-height boarded loft,

providing exceptional storage or potential hobby space, subject to any necessary permissions.

The garage is privately owned by the property, with the title also granting the right to park two vehicles on a designated section of the shared access drive.

The property benefits from oil-fired central heating, mains water and mains drainage.

With its flexible accommodation, wealth of character and impressive garage facilities, Shippon House offers a wonderful opportunity for anyone looking to enjoy country living with space to work, create and grow.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Torridge District Council 2026/27

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

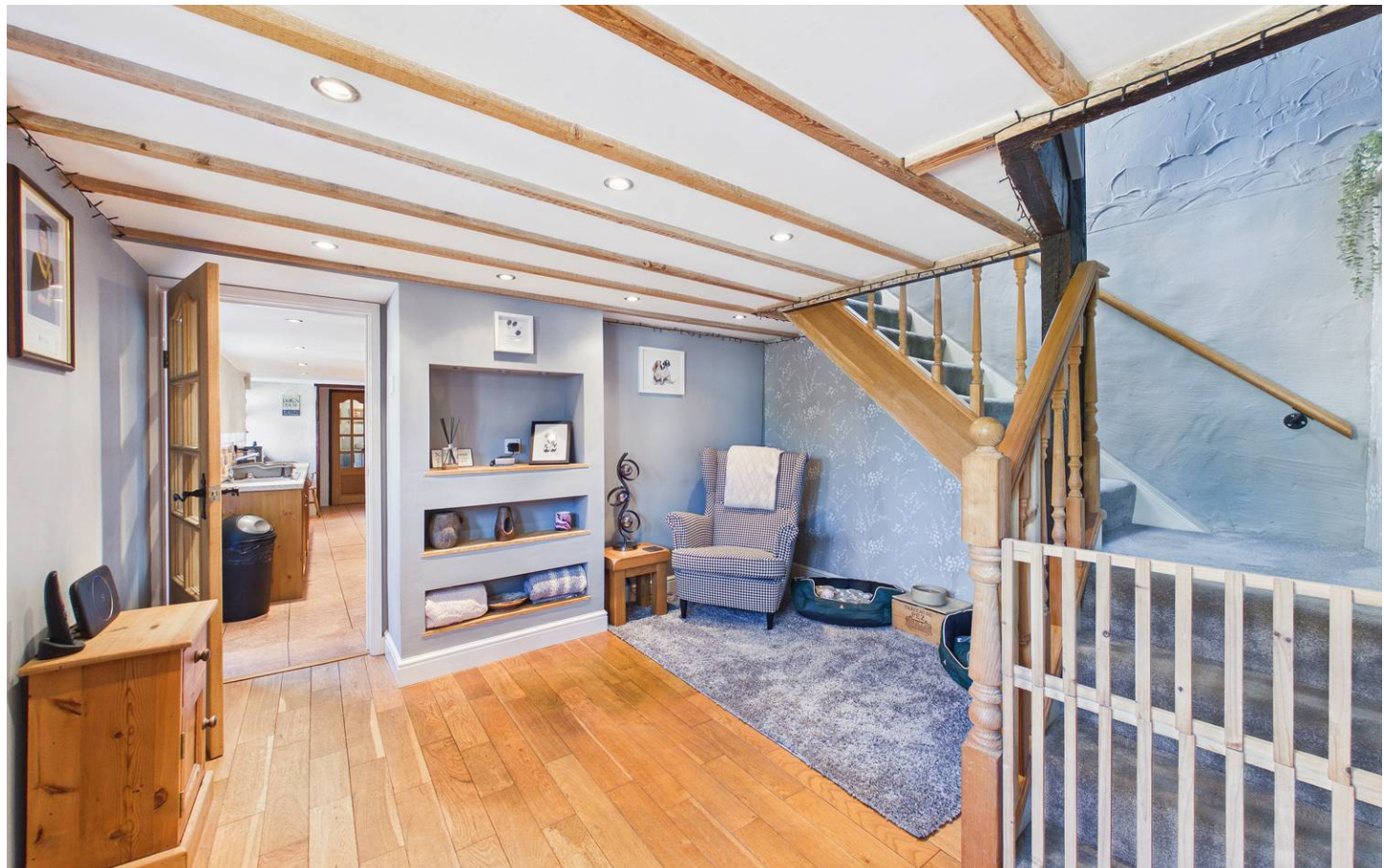
Heating: Oil fired central heating, woodburning stove

Construction: Cob/Stone

Listed: No

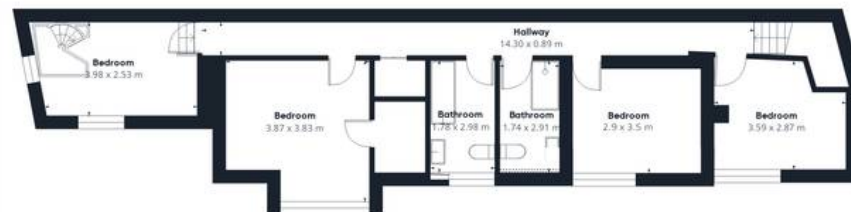
Conservation Area: Yes

Tenure: Freehold





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾
221.3 m²
Reduced headroom
19.8 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.

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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.

Boundaries, Access & Parking:

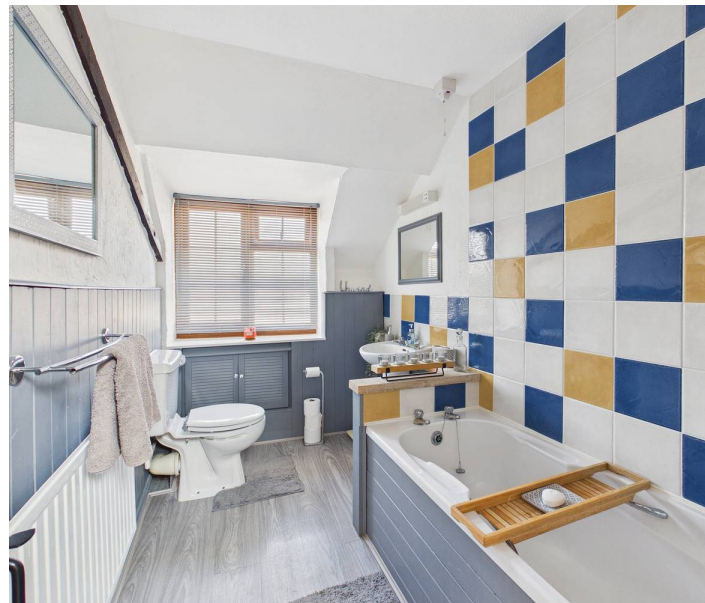
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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.

Rights of Way:

We're informed by the seller that the property benefits from a right of way up the drive with rights to park two vehicles and turning circle at the end of the drive. Buyers are advised to confirm details and legal status with their conveyancer.



Dolton is a charming village nestled in the beautiful county of Devon. Surrounded by rolling hills and picturesque countryside, it offers a peaceful and tranquil escape from the hustle and bustle of city life. The village itself boasts a number of excellent facilities, including 2 pubs, a village shop/post office, a butchers shop, a church and a chapel and an active football team. In addition, there are several nearby villages that offer their own unique charm and character, such as Winkleigh and Beaford. Families with children will also be pleased to know that there are a number of highly-regarded schools in the area, including Dolton Primary School and the choice of Chulmleigh or Torrington for secondary school. Overall, Dolton is a fantastic place to live, offering a wonderful combination of natural beauty, community spirit, and excellent amenities.

DIRECTIONS : From the A3124 take the road signposted to Dolton. Continue straight through the village, past the church to the left and as you reach Cleave Hill, the property can be found to the right marked with a Helmores board.

For Sat Nav: EX19 8QT

What3Words: [///pumpkin.reporters.boomer](https://www.what3words.com/pumpkin.reporters.boomer)





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