



Bond
Oxborough
Phillips

Changing Lifestyles

37 Orchard Gate
Dolton
Winkleigh
Devon
EX19 8QZ

Asking Price: £600,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

37 Orchard Gate, Dolton, Winkleigh, Devon, EX19 8QZ

- Detached family home
- Countryside views
- Four bedrooms
- Three ensuites
- Characterful yet contemporary design
- Stunningly presented
- Ample gated parking
- Double garage with Tesla EV charging port
- EPC: D
- Council Tax Band: E



Nestled on the fringe of this quaint North Devon village, a modern detached home that offers a perfect blend of comfort and style. Boasting three spacious bedrooms all with ensuites as well as a smaller forth bedroom that's ideal as an occasional room or study. This beautiful property is bright, charming, and well-maintained, creating a homely and inviting atmosphere. The house features a luxurious and modern contemporary design, with ample natural light flooding in, making it a peaceful and serene retreat. Whilst contemporary in design it's not your usual modern box! It has been quite deliberately built to be different and bring the charm of yesteryear into the convenience and clean lines of today. The living room in particular is especially impressive with its glazed galleried landing, vaulted ceilings and large fireplace with an "aga" log burning stove inset. One can really imagine oneself on a cold winters evening warming your toes with a glass of your favourite tittle in hand.

The property also includes a beautiful garden that provides some delightful views across the adjoining countryside. A gated driveway and double garage facilities, add to the convenience and appeal, especially with its Tesla EV charging port. Situated in a secure and scenic location, this sophisticated and stylish house is perfect for those seeking a spacious and well-appointed residence.

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There are many excellent walks in and around the neighbouring parishes of Dolton and Dowland, with the beautiful woodland and riverside walks of Halsden Nature Reserve right on your doorstep. Just a short distance away is the Tarka Trail cycle route, part of the National Cycle Network route 27, the Devon coast to coast. Join the route at Meeth or Petrockstowe and you can remain on traffic free cycle paths all the way to Bideford, Instow, Braunton and beyond.

Barnstaple and Bideford are around half an hour away by car and the beautiful beaches and stunning coastline a mere forty minutes, very popular with surfers, dog walkers and body boarders alike. Dartmoor and Exmoor National Parks under an hour away, it's clear to see why North Devon is so popular.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting this stunning home you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



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THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK, BRICK AND RENDER CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL AND WATER HEATING AS WELL AS HAVING A MULTI FUEL BURNING "AGA" STOVE IN THE LIVING ROOM. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

BROADBAND: ULTRA-FAST SPEEDS ARE AVAILABLE UP TO 1800MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

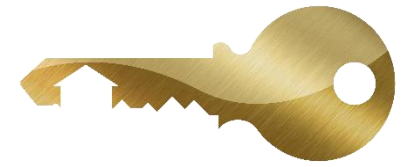
MOBILE PHONE: COVERAGE AVAILABLE ONSITE DEPENDENT ON NETWORK PROVIDER. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



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Directions

From 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 taking the first left hand turning into Barfield Road and continue down the hill taking the first left into Orchard Gate. Follow the road towards the very end of the cul de sac to where the property is located on the left-hand side on a gated driveway.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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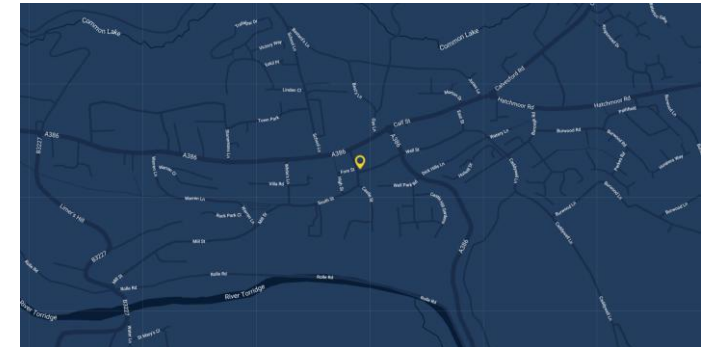
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If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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