Bond Oxborough Phillips

Changing Lifestyles

RoseLea
Aller Road
Dolton
Winkleigh
Devon
EX19 8QP

Guide Price £420,000 Freehold







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01805 624 426
torrington@boppproperty.com

RoseLea, Aller Road, Dolton, Winkleigh, Devon, EX19 8QP





Welcome to Roselea, a beautiful Grade II listed period cottage, historically known as Carpenter's Cottage, nestled in the heart of the charming Devon village of Dolton.

Roselea is a captivating and deceptively spacious five bedroom detached cottage, offering a wonderful blend of timeless character, generous living space and a lifestyle that perfectly captures the essence of country living. Having been a much-loved family home for many years, the property offers flexible accommodation ideal for families, remote working or those seeking a peaceful countryside retreat.

At first glance, Roselea presents itself as a quintessential village cottage, full of charm and tradition. Step through the front door, however, and you quickly discover a home that is far more substantial than it first appears – a property that truly lives up to the saying *"don't judge a book by its cover."* From the moment you enter there is an immediate sense of warmth and authenticity, with beautiful character features and flowing living spaces guiding you through the home.

The cottage retains many wonderful original features, including inglenook fireplaces, oak beams, wooden flooring and exposed stonework, all of which add to the charm and heritage of this unique home.

There are two welcoming reception rooms, both wonderfully inviting and full of period character. Each room features attractive wooden flooring, impressive stone fireplaces and cosy log-burning stoves, creating perfect spaces for relaxing evenings with family or entertaining guests. During the winter months in particular, the glow from the wood burners creates a wonderfully warm and welcoming atmosphere throughout the cottage.

The true heart of the home is the impressive kitchen, an exceptional space designed for modern family living. Generous in size and beautifully appointed, the room blends rustic charm with everyday practicality. Exposed stone walls, farmhouse-style kitchen units, a range cooker and a traditional stable door all contribute to the kitchen's characterful appeal.

One of the most striking architectural features is the beautiful curved wall, adding both charm and individuality to the space. Large sliding doors open directly onto the rear garden, flooding the room with natural light while creating seamless indoor outdoor living – ideal for entertaining, family gatherings or simply enjoying the peaceful surroundings.

Leading from the kitchen is a spacious and practical utility room, providing additional storage and laundry facilities with plumbing for both a washing machine and tumble dryer. A convenient WC is also located here.



Upstairs, the home continues to impress. A large and versatile landing area, currently used as a home office, creates a wonderful central space from which the accommodation flows to both ends of the cottage.

The master bedroom is beautifully proportioned and full of character, featuring wooden flooring, oak beams, a walk-in wardrobe and a well-appointed en-suite shower room. Bedroom two is another generous double room, enhanced by an impressive vaulted ceiling which adds both architectural interest and a wonderful sense of space. Bedrooms three and four are also well-sized doubles, each retaining their own charming character features, including exposed beams and traditional details.
A fifth room provides excellent flexibility and could easily serve as an additional bedroom, studio, playroom or hobby room depending on individual needs. A well-appointed family bathroom, complete with a large shower, serves the remaining bedrooms.

Outside, Roselea continues to impress. Large timber gates open onto a gated concrete driveway, providing parking for several vehicles — a particularly valuable feature for a village home. The garden enjoys a sunny lawned area, ideal for relaxing, entertaining or family enjoyment.
Adjoining the property is a substantial workshop, offering excellent potential for a variety of uses including hobbies, storage or even a home workspace.
Roselea offers a rare opportunity to acquire a beautiful character cottage combining generous living space, historic charm and modern practicality, all set within the welcoming community of the picturesque village of Dolton.

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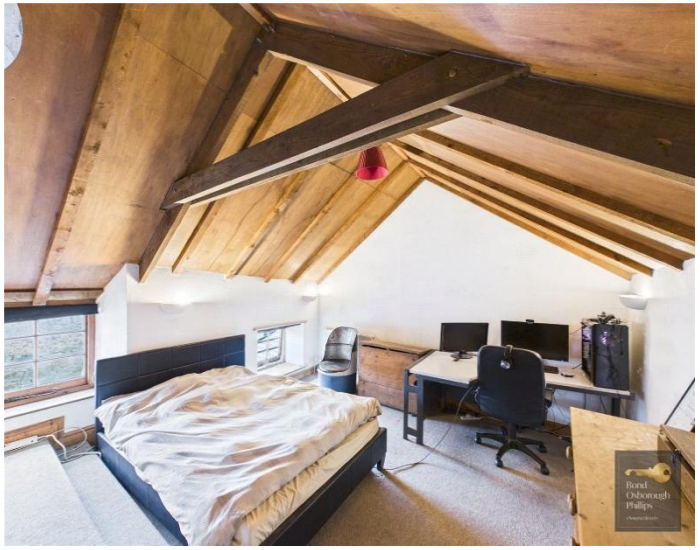







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Floorplan



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 down Rectory Road until you see the children's play park on your right hand side. Turn left into Aller Road and the property is located in front of you after a short distance with a for sale board clearly displayed.

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.

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

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