Bond Oxborough Phillips

Changing Lifestyles

Merrymeet
Church Street
Dolton
Winkleigh
Devon
EX19 8QE

Guide Price: £375,000 Freehold

Changing Lifestyles

01805 624 426
torrington@boppropertyy.com

Merrymeet, Church Street, Dolton, Winkleigh, Devon, EX19 8QE

- Grade II Listed
- Off Road Parking
- Garage with Double Storey Storage
- Village Location
- Multi-Generational Living Potential
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms
- EPC: Exempt
- Council Tax Band: E

Tucked into the heart of the charming Dolton village, this enchanting Grade II listed cottage offers a rare blend of history, space, and lifestyle. Believed to date back to the 17th century, the property sits proudly among the winding lanes and characterful homes that define this sought-after North Devon village. With its welcoming community, two traditional village pubs, local shops and post office, primary school and picturesque church, Dolton offers a slower pace of life—one where countryside walks, neighbourly connections, and seasonal events become part of everyday living.

Beyond the village, the rolling Devon countryside unfolds in every direction, with scenic footpaths, bridleways, and easy accessibility to the dramatic North Devon coastline. Within comfortable driving distance are some of the region's most celebrated beaches, including Westward Ho!, Croyde Bay, and Saunton Sands—perfect for surfing, coastal walks, or simply enjoying expansive sandy shores and sea air.

Coming to the market for the first time since 1978, this substantial home presents a truly special opportunity. Originally two cottages, it now forms a generous single residence extending to just under 3,000 square feet, while still retaining the flexibility to be reconfigured back into two separate dwellings if desired. This versatility makes it ideal for growing families, multi-generational living, or those seeking an income opportunity through an annexe or holiday let.

Stepping inside, the sense of character is immediate. Exposed beams run throughout much of the home, grounding the property firmly in its heritage. The accommodation is both expansive and adaptable, centred around four distinct reception rooms, each with its own personality and purpose.

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The sitting room offers a cosy retreat, perfect for quieter evenings, while the living room is a true focal point of the home—featuring an impressive inglenook stone fireplace with feature bread oven that speaks to the cottage's history. Though not currently in use, the fireplace has the potential to be reinstated, restoring it as a warming centrepiece during the cooler months. The dining room provides an elegant setting for family meals and entertaining, with ample space for larger gatherings. Meanwhile, the library creates a more intimate atmosphere, ideal for reading, working from home, or simply unwinding in peaceful surroundings.

To the rear, a delightful garden room invites natural light and offers uninterrupted views over the private garden—a perfect spot for morning coffee or afternoon relaxation, seamlessly connecting indoor and outdoor living.

The kitchen and separate utility room provide practical everyday spaces, while additional rooms within the property offer exciting scope for further renovation—whether as studios, hobby rooms, or extended living accommodation.

Upstairs, the home continues to impress with four generously sized double bedrooms, each offering ample space for additional furniture and storage. The principal family bathroom is notably spacious, fitted with a bath, wash basin, WC, and bidet, while a secondary bathroom serves the opposite side of the house—enhancing convenience, particularly if the property were to be re-divided into two separate cottages once more.

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One of the most compelling aspects of this home is its inherent flexibility. The existing layout allows for a relatively seamless return to two self-contained cottages, each with its own staircase, reception rooms, and bedrooms. This opens up a range of possibilities: an annexe for extended family, independent living space for older children, guest accommodation, or even a rental or holiday let to generate additional income—all while maintaining privacy between spaces.

Outside, the private garden offers a peaceful sanctuary. Typically, this is the kind of space where life naturally slows—summer barbecues on the lawn, children playing freely, gardening enthusiasts cultivating borders or vegetable patches, or simply enjoying a quiet moment with a book surrounded by greenery. The garden room enhances this connection, allowing the outdoors to be enjoyed year-round.

Completing the property is a converted barn into single garage with double storey storage and off-road parking, a valuable feature in a central village location.

Altogether, this is a home that effortlessly weaves together the romance of cottage living, the warmth of village life, and the practicality of a substantial and versatile property. Whether you're seeking a forever family home, a multi-generational solution, or a lifestyle change in the Devon countryside, this remarkable cottage offers both history and opportunity in equal measure.

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The vendor informs us that the property is thought to be constructed of cobb and stone under a thatched roof. The back part of the thatch and ridge was replaced in May 2023. The rest of the thatch was replaced in 2011. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Electric heating and Oil storage heaters.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Super-fast available 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Floorplan

Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and upon 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 third right turn into Fore Street. Continue towards the Royal Oak public house turning left by the shop into Church Street where the property can be found after a short distance on the right hand side.

What3Words - ///gobbles.engulfing.readily

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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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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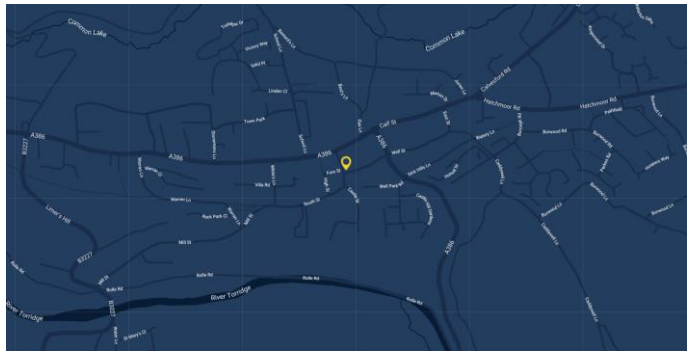
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