Bond Oxborough Phillips

Changing Lifestyles

Woodlands
Rectory Road
Dolton
Winkleigh
EX19 8QL

Offers In Excess Of: £375,000 Freehold

Changing Lifestyles

01805 624 426
torrington@boppropertyy.com

Woodlands, Rectory Road, Dolton, Winkleigh, EX19 8QL

- No Onward Chain
- Detached Bungalow
- Village Location
- Four Bedrooms
- Double Garage
- Enclosed Rear Garden
- Kitchen/Diner
- Log Burning Stove
- EPC: E
- Council Tax Band: D

Occupying a generous plot within the ever-popular village of Dolton, this beautifully presented four double bedroom detached bungalow offers spacious and versatile single-storey living, complemented by a private enclosed garden, double garage, ample off-road parking and the significant advantage of being offered to the market with no onward chain.

Stepping inside, an entrance porch provides the perfect place for coats, boots and everyday essentials before leading through to the heart of the home – a wonderfully sociable kitchen/dining room. Flooded with natural light from two large windows, this inviting space has been thoughtfully designed for both family life and entertaining. The kitchen benefits from an attractive multi-fuel Rayburn, a separate electric oven, extensive worktop and cupboard space, a useful pantry cupboard, and an additional storage cupboard housing the washing machine. There is also dedicated under-counter space for a dishwasher. At the far end of the room, the dining area creates a welcoming setting for everything from relaxed family breakfasts to larger gatherings with friends and loved ones.

An inner hallway connects the remaining accommodation. The living room continues the bright and airy feel found throughout the property, with large French doors flanked by full-height windows drawing in an abundance of natural light while creating a seamless connection with the garden beyond. During the warmer months, the adjoining raised decking effectively extends the living space outdoors, while a charming log-burning stove provides a cosy focal point throughout the winter.

The bungalow offers four genuine double bedrooms, providing flexibility for growing families, visiting guests or those seeking dedicated home office space. Three bedrooms overlook the rear garden and each benefits from built-in wardrobes, while the fourth bedroom is positioned to the front of the property. The family bathroom is fitted with a four-piece suite comprising a bath, separate shower, pedestal wash basin and WC, whilst a separate cloakroom adds further convenience for both residents and visitors.

Outside, the enclosed rear garden has been thoughtfully landscaped to create a peaceful and private retreat. Accessible from both sides of the bungalow, the garden offers a wonderful variety of spaces to enjoy throughout the seasons. The raised decking immediately outside the living room provides the ideal setting for al fresco dining, morning coffee in the sunshine, summer barbecues or a relaxing evening glass of wine.

Beyond the decking, the garden unfolds into a delightful mixture of lawn, raised beds, wildlife-friendly planting and charming pond features. The raised beds provide excellent opportunities for keen gardeners to grow flowers, vegetables or herbs, whilst also adding structure and colour throughout the year. The ponds encourage local wildlife, attracting birds, dragonflies and beneficial pollinators, helping to create a tranquil and ever-changing natural environment. Areas of wild garden further enhance biodiversity and offer a softer, more natural landscape, while the lawn provides valuable space for children to play, pets to roam or simply to enjoy the outdoors. Together, these features create a garden that is both practical and beautiful, offering something for every member of the family.

To the front of the property, a substantial driveway provides parking for multiple vehicles and leads to the double garage. Benefiting from power and lighting, the garage offers excellent potential as a workshop, hobby space, secure storage area or additional parking. An adjoining open-fronted storage area provides further versatility for garden equipment, logs or outdoor furniture.

Dolton remains one of North Devon's most sought-after villages, combining a strong sense of community with an impressive range of amenities rarely found in villages of its size. Residents enjoy the convenience of two welcoming pubs, a traditional butcher's shop, village store and post office, primary school and an active village hall hosting a variety of events throughout the year.

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The surrounding countryside is particularly attractive, with countless walks through the neighbouring parishes of Dolton and Dowland. Nearby Halsdon Nature Reserve offers beautiful woodland and riverside walks virtually on the doorstep, whilst the renowned Tarka Trail cycle route can be joined at Meeth or Petrockstowe, providing miles of traffic-free cycling through some of North Devon's most spectacular scenery.

Despite its peaceful rural setting, Dolton enjoys excellent access to the wider region. The market towns of Barnstaple and Bideford are both approximately thirty minutes away by car, whilst North Devon's stunning coastline and award-winning beaches can be reached in around forty minutes. Popular with surfers, paddleboarders, dog walkers and families alike, the coast offers year-round enjoyment. Both Dartmoor and Exmoor National Parks are also within easy reach, making this an exceptional location from which to enjoy the very best of Devon's countryside, coast and outdoor lifestyle.

Agent Notes:

Access to the property is over a right of way provided by the neighbouring house, Oakdale.

The vendor informs us that the property is thought to be constructed of timber frame with concrete slabs and brick under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Multi-fuel Rayburn

Mains water - Mains electric - Landline telephone – Mains Drainage

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

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)
1485 ft²

Balconies and terraces
189 ft²

(1) Excluding balconies and terraces

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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Directions

From Torrington proceed in a Southerly direction on the A386 signposted Hatherleigh/Okehampton. 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 and upon entering, the property will be found shortly on your left hand side with nameplate clearly displayed.

What3Words - ///clouds.workroom.splice

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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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.

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

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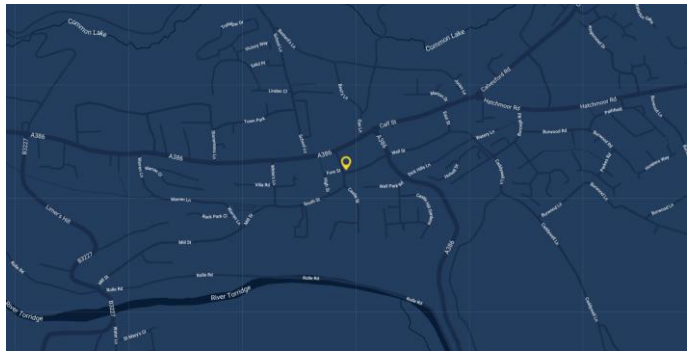
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