



Bond
Oxborough
Phillips

Changing Lifestyles

Palm Springs
Dowland
Winkleigh
Devon
EX19 8PD

Guide Price: £625,000
Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Beautifully renovated, Detached home
- 1.8 Acre Paddock
- Stunning Views
- 3 Double Bedrooms
- Double Garage
- 82' Barn with Water
- 2 x Field Stables Plus Field Shelter
- Approx. 2 Acres Total Plot
- EPC: TBC
- Council Tax Band: D



Balance is important in all aspects of life. Be that work/life, walking a tightrope, giving and taking, or indeed – home. Occasionally a home can be unbalanced and can have too much of one good thing and not enough of another. Thankfully though, there are certain homes like this one where a perfect balance can be achieved. Internally the home is balanced and importantly, despite the large (1.8 acre) paddock, it is balanced with its surroundings. This is achieved with flow. The front gardens flow to the sides and each side can flow (via the gates) into the paddock. It is one.

The home is newly renovated and flows internally too. There are three double bedrooms, a stylish and quality bathroom, an additional (also stylish) cloakroom, a very handy and well-appointed boot room/utility and the very impressive open plan Kitchen/Dining and Living room. This is a fantastic space with triple aspects and a high end beautifully finished kitchen with integrated appliances and stunning polished Quartz worksurfaces. The view from the rear window over the paddock and to the rolling countryside beyond is mesmerising and is the cherry on the top. Like all good renovations – this has been taken back to bare bones and done properly. The heating system is new and features an intelligent air source heat pump and a large tank ensuring an abundance of hot water on demand, as well as aluminium radiators to ensure maximum efficiency. The electrics have been done too, and there is nothing to have to do. However – the attached double garage still offers great options for expansion or annex, should the need arise.



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Outside is lovely. The gardens wraparound three sides of the home and the gated driveway occupies the other. The gardens feature lots of colour (manicured and wild) and a great variety of mature trees including Pink and Yellow Magnolia, Apple and Plum. They are well fenced for pets and children's safety, and there is a ramp to the Boot Room for less abled access. A gravelled drive to the right hand side passes useful outbuildings (sheds & former Garage) and offers more covered parking, should one need it and, as mentioned previously another gated access to the paddock.

The paddock is pretty level, secure with hedged and stock fenced boundaries and so easily accessed. The big barn has also been the subject of great expense and renovation and has water connected and is ready for power. At some 82 feet in length, a new concrete floor, plenty of dry storage and two loose boxes and feed/tack room already there, so can be used for Horses and many types of livestock. There is also a block of two stables and field shelter (11' x 11' each) along the stoned path from the residence.

Dowland is a tranquil hamlet just outside the village of Dolton, and close to Winkleigh. Dolton offers local shop and post office, a butchers, primary school and two pubs – one of which is Michelin starred. Along with recreational areas, a beautifully conserved square and an abundance of quintessential thatched cottages. The Halsdon Nature reserve is also close by and follows the banks of the River Torridge with carved paths and an abundance of wildlife. Exeter and Okehampton are approximately 50 minutes' drive from here.



Palm Springs, Dowland, Winkleigh, Devon, EX19 8PD



Mains Electricity & Water, Private Drainage.

Air Source Heat Pump.

Broadband: Standard speeds available up to 15 mbps. (Information taken from Ofcom checker) This speed may be improved with the use of either airband or starlink systems.

Mobile phone: Coverage is limited onsite (see Ofcom checker for further information) Having said that I had no problem received messages on my last visit via EE.

Please note the paddock is on a separate title.



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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 and round to your left and upon reaching the church follow around to your left. Follow down the hill leaving the village and back up the other side passing Ham Farm on your left hand side. After about half a mile and passing where the road narrows there will be a junction where you bare left signposted Dowland, Iddesleigh and Monkeokehampton. Stay on the B3217 passing Staple Back Lane on your left hand side to enter the hamlet of Dowland. Turn left sign posted Winkleigh, the driveway to the bungalow is located immediately on your right hand side.

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