Bond Oxborough Phillips

Changing Lifestyles

Palm Springs
Dowland
Winkleigh
Devon
EX19 8PD

Guide Price: £625,000

Freehold







01805 624 426
torrington@boppproperty.com

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

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







This is a beautifully renovated detached home.

There are three double bedrooms with grey silver carpets. One bedroom has an array of quality, bespoke, pale grey built-in cupboards - plenty of storage.

There is a stylish bathroom with Laura Ashley tiles and plenty of storage in the two crisp white cupboards.
The cloakroom toilet has the same Laura Ashley tiles as the bathroom with the addition of a wall mounted storage cabinet.

A well-appointed utility/boot room with plenty of storage cupboards (same as the kitchen) which provides access to the back garden. There is also a separate cloak room which provides storage for jackets.

A very impressive open plan kitchen/dining and living room. There is a professionally designed kitchen which has quality, quartz work tops, one and a half built-in ovens, built-in microwave and other built-in appliances. This is a lovely space with picturesque views from the kitchen window overlooking the field and rolling countryside beyond.

The heating system is new with up-to-date air-source heat pump technology, with Aluminium radiators for maximum efficiency.
The attached double garage has a separate WC which can therefore offer great options either as storage or can be converted to an annex. (STPP)

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On entering the gated driveway there is a pretty garden to the front on the right, then down the side there is a small wild flower area and a pergola at the back, the area also has a plum and two apple trees and access to the field via a wooden farm gate. There are also two useful sheds for garden tools and equipment.

The gardens feature lots of colour and a variety of small trees and shrubs including two magnolia trees one pink and one yellow. Another pergola offers an area for outdoor furniture for entertaining and relaxing.
The back garden has secure new fencing for pets and small children and there is access to the boot room via a ramp to the utility room.

Access from the driveway leads through a wooden farm gate straight into the field/paddock which is secured with stock proof-fencing and a variety of mature hedgerows.
On the left next to the fence there are two stables and a field shelter.

Further down the paddock/field is the large barn which has new anti-condensation roofing, new side dark Green sheeting and a new concrete base, there is water connected and is now ready for power. Inside the barn there are two new wooden stables with talk grills and a feed/tack room. Suitable for many options either horses, ponies or livestock.

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.

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Mains Electricity & Water, Private Drainage.

Air Source Heat Pump.

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

Mobile phone: See Ofcom checker for further information

Please note the paddock is on a separate title.







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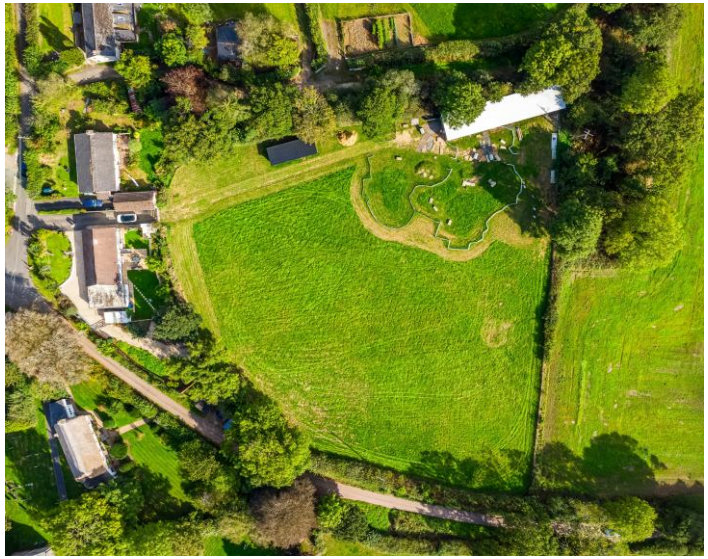
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FLOORPLAN



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 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 Monkokehampton. 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.

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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