



Bond
Oxborough
Phillips

Changing Lifestyles

Myrtle Cottage
West Lane
Dolton
Winkleigh
Devon
EX19 8QU

Asking Price: £195,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



Welcome to Myrtle Cottage a real little gem, full of character and charm. Originally an old chapel, the building has since been converted into two properties, while still retaining many of its lovely original features, from beautiful arched windows to a traditional Victorian fireplace.

Before you step inside, there is a very handy outdoor utility room, ideal for keeping everyday bits and pieces tucked away.

Entering the cottage, you are welcomed into a good-sized living room with a lovely side-aspect window, giving the room plenty of light. This leads through to a lovely sized kitchen, with plenty of room for a dining table, making it a great space for everyday family life and entertaining.

Upstairs, there are three bedrooms in total one double bedroom and two single bedrooms. The front-facing single bedroom would also make an excellent home office or study, depending on your needs. There is also a family bathroom with a bath and shower over, wash basin and WC.

Outside, the cottage really comes into its own. The garden is private and peaceful, with a good-sized lawn and patio area surrounded by mature shrubs, making it a lovely place to sit and enjoy the garden. A few steps away, there is also a useful storage shed, providing that extra bit of space that is always handy.



Myrtle Cottage is a lovely home with plenty of character, a peaceful garden and flexible living space. It is the sort of property that has a warm and welcoming feel from the moment you arrive and is just waiting for someone to make it their own.

The surrounding area is equally appealing. There are many excellent walks in and around the neighbouring parishes of Dolton and Dowland, with the beautiful woodland and riverside paths of Halsdon Nature Reserve right on your doorstep. The renowned Tarka Trail, part of the National Cycle Network Route 27 (Devon Coast to Coast), can be joined at Meeth or Petrockstowe, offering traffic-free cycling all the way to Bideford, Instow, Braunton and beyond.

The regional centres of Barnstaple and Bideford are around half an hour away by car, while the stunning North Devon coastline and its beautiful beaches are within forty minutes – popular with surfers, dog walkers and body boarders alike. Both Dartmoor and Exmoor National Parks are under an hour away, making it easy to see why North Devon is such a sought-after place to live.



Myrtle Cottage, West Lane, Dolton, Winkleigh, Devon, EX19 8QU

Floor Plan



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 taking the third right turn into Fore Street. Continue towards the Royal Oak public house bearing right and then left into West Lane. Continue on the lane where the property will be found on your left 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.

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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