



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Middle Silverdale  
Barfield Close  
Dolton  
Devon  
EX19 8QY

**Offers in excess of: £290,000 Freehold**



Changing Lifestyles

01805 624 426  
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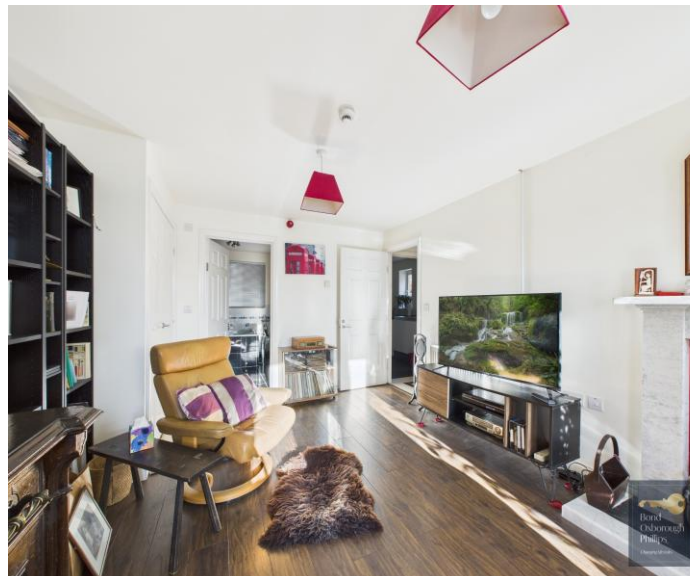


- A very individual detached home
- Versatile accommodation over three storeys
- Annex potential
- Underfloor heating
- Double glazing
- Modern rain water recycling system
- Four-piece bathroom with spa bath
- Various outbuildings & workshops
- EPC: E
- Council Tax Band: D



Nestled in the picturesque village of Dolton on a private driveway is this modern detached home that offers the perfect blend of comfort and style. Boasting three spacious bedrooms, this property exudes a homely and inviting atmosphere that is sure to charm any buyer. The bright and well-lit interior features a modern design that creates a peaceful and relaxing living space.

The property also benefits from surrounding gardens, providing the perfect outdoor retreat for relaxing and entertaining guests. With ample parking for multiple vehicles and convenient outbuildings and workshops for storage and pottering, this home offers both practicality and convenience.



The property also boasts healthy eco credentials with a modern rain water recycling system (pump requires replacing), economical underfloor heating in conjunction with a modern oil-fired central heating system and quality double glazing. The ground floor of the property could be used for occasional guests or a dependant relative and could easily be adapted into a ground floor annex with its own separate entrance.

There are many excellent walks in and around the neighbouring parishes of Dolton and Dowland, with the beautiful woodland and riverside walks of Halden Nature Reserve right on your doorstep. Just a short distance away is the Tarka Trail cycle route, part of the National Cycle Network route 27, the Devon coast to coast. Join the route at Meeth or Petrockstowe and you can remain on traffic free cycle paths all the way to Bideford, Instow, Braunton and beyond.

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Barnstaple and Bideford are around half an hour away by car and the beautiful beaches and stunning coastline a mere forty minutes, very popular with surfers, dog walkers and body boarders alike. Dartmoor and Exmoor National Parks under an hour away, it's clear to see why North Devon is so popular.

Whether you're looking for a peaceful countryside retreat a stylish family home or an opportunity for multi-generational living, this property ticks all the boxes. Don't miss out on the opportunity to make this charming and affordable house your own. Contact us today to arrange a viewing.

THE VENDOR INFORMS US THAT THE PROPERTY IS OF A TIMBER FRAMED CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL AND WATER HEATING. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED. THERE ARE SOLAR PANELS AND BATTERIES INSTALLED BY THE OWNERS ON THE ROOF OF THE WORKSHOP. THEY ARE CURRENTLY DISCONNECTED BUT CAN BE REINSTATED SHOULD YOU WISH.

BROADBAND: SUPER-FAST SPEEDS ARE AVAILABLE UP TO 30MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE DEPENDENT ON NETWORK PROVIDER. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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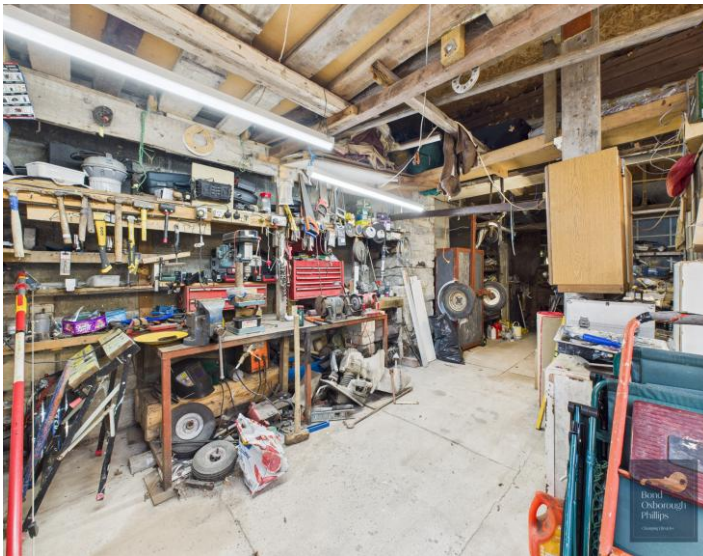
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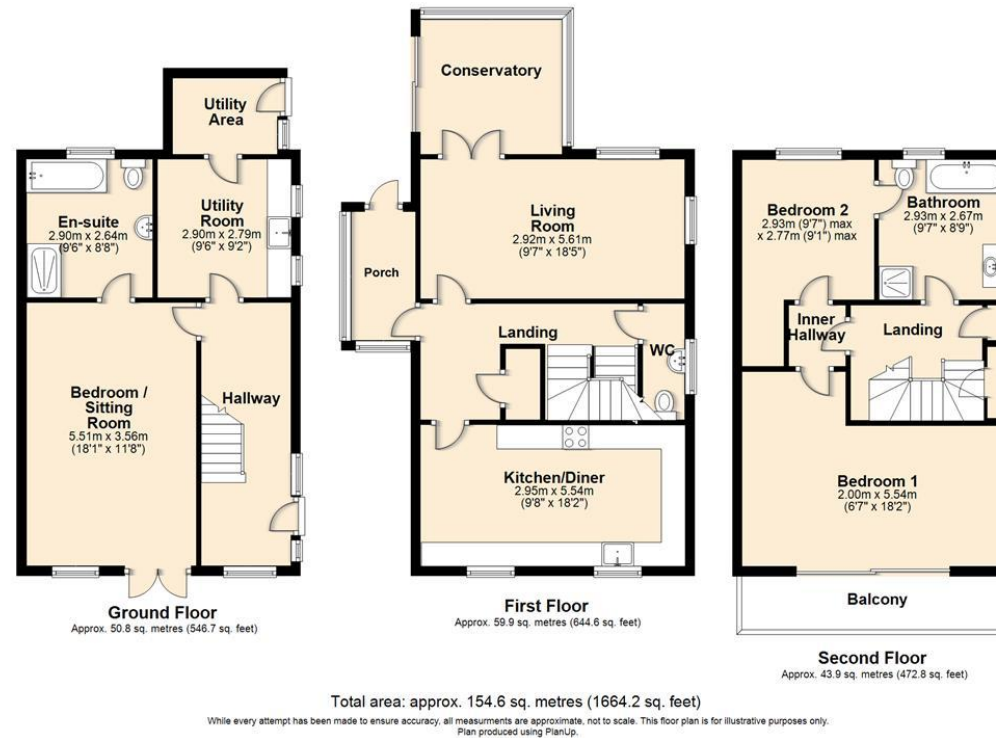
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## Directions

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 first left hand turning into Barfield Road, then take the turning into Barfield Close and continue to the end and entering the private driveway with the house name clearly displayed follow around to the left into the driveway.

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...

2 Well Street  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@bopproperty.com](mailto:torrington@bopproperty.com)

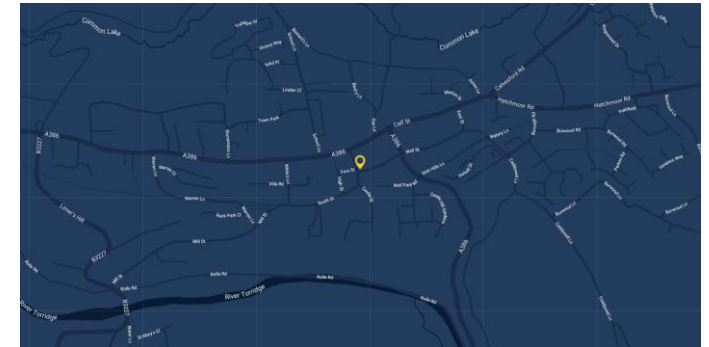
## Have a property to sell or let?

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

**01805 624 426**

for a free conveyancing  
quote and mortgage advice.



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