



Bond
Osborough
Phillips

Changing Lifestyles

Fairview
West Lane
Dolton
Winkleigh
Devon
EX19 8QU

Asking Price: £200,000 FREEHOLD



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Fairview, West Lane, Dolton, Winkleigh, Devon, EX19 8QU



- Impressive Semi Detached •
- Converted chapel
- Versatile Living Spaces
- Shower room
- Kitchen/breakfast room
- Cottage style Garden
- On road Parking
- Popular Village Location



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Nestled in the very heart of Dolton, this charming converted chapel offers a rare opportunity to own a truly unique and character-filled home, just a short stroll from everything the village has to offer.

From the moment you arrive, it's clear this is a property with soul. The mature garden provides a wonderful sense of privacy, with a raised patio area perfectly positioned to soak up the sun. Two useful outbuildings offer excellent storage or potential for hobbies and workshop space. An entrance porch welcomes you into the cosy living room, where a feature log burner creates a warm and inviting focal point. Full of character and original charm, this is a space designed to make you fall in love at first sight. Patio doors lead directly out to the garden, seamlessly blending indoor and outdoor living.

The kitchen/diner is both stylish and practical, fitted with a handmade shaker-style kitchen complemented by black granite worktops and a classic butler's sink. With a pleasant front outlook and ample room for a breakfast table, it's a wonderful space for both everyday living and entertaining. A generous storage cupboard, currently used as a linen cupboard, offers flexibility and could easily serve as a pantry.

To the first floor, a light and airy shower room serves two bedrooms. Bedroom one is a double with slightly higher than average ceilings, front and side windows, and a fitted open-front wardrobe. Bedroom two is a comfortable single room, also featuring an open-front wardrobe and front aspect window. The bedrooms and shower room are enhanced by beautiful arched windows, a nod to the building's heritage, while stripped-back wooden doors throughout further highlight its character.

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.

Ticking boxes aside, it is often the feeling of a home that truly captures your heart. Only by visiting this lovely chapel conversion will you know if it is "the one". I strongly encourage you to experience it for yourself and would be delighted to show you around so you can fully appreciate everything this special home has to offer.



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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.



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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