

Dartmoor Cottage
Dowland
Winkleigh
Devon
EX19 8PG

Asking Price: £275,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Dartmoor Cottage, Dowland, Winkleigh, Devon, EX19 8PG

- No Onward Chain
- 0.74 Acres
- Grade II Listed
- Countryside Views
- Parking for Multiple Cars
- Double Garage
- Hamlet Location
- Period Cottage
- Two Bedrooms
- Conservatory
- EPC: Exempt
- Council Tax Band: D



Nestled within the peaceful hamlet of Upcott and surrounded by the unspoilt beauty of the Devon countryside, Dartmoor Cottage is a truly enchanting Grade II listed thatched home set within approximately 0.74 acres of wonderfully established grounds. Perfectly named, the property enjoys breathtaking far-reaching views across rolling fields towards the dramatic landscapes of Dartmoor, creating a setting that feels wonderfully private, tranquil and quintessentially Devonshire.

Approached via a charming five-bar gate, Dartmoor Cottage immediately welcomes you with a double garage positioned at the entrance to the driveway, offering both practicality and convenience. From here, the sweeping tree-lined driveway guides you gracefully towards the cottage, with mature trees framing either side and leading to a turning circle that creates a wonderful sense of arrival. The approach perfectly sets the tone for the lifestyle this characterful home offers — peaceful, private and immersed within the beauty of the surrounding Devon countryside.



Steeped in charm and period character, Dartmoor Cottage effortlessly captures the romance of a traditional Devon cottage. From exposed wooden beams and stone feature walls to the warmth and atmosphere found throughout, every room tells a story of the home's heritage. More recently, new wooden windows were installed approximately three years ago, thoughtfully blending modern improvements with the cottage's timeless appeal.

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Internally, the accommodation offers an exciting opportunity for those looking to restore and reimagine a truly special home. While the property is in need of renovation and modernisation, it is easy to see the enormous potential to transform Dartmoor Cottage back into the beautiful countryside retreat it once was. The ground floor comprises several reception rooms, each full of character and versatility, alongside a conservatory, kitchen and utility room. Upstairs are two generous double bedrooms and a bathroom, all enjoying views over the surrounding countryside and gardens.

As you wander through the cottage, there is a real sense of possibility — whether creating cosy winter evenings beside a fire, opening entertaining spaces onto the gardens in summer, or sympathetically restoring the property to enhance its original charm. Prospective purchasers should note that additional investment will be required, however the rewards of creating such a magical home in this idyllic setting are undeniable.

Outside, the gardens are one of Dartmoor Cottage's most captivating features. Facing south and enjoying sunlight throughout the day, the grounds have been thoughtfully divided into different areas, each offering its own purpose and charm. There are spaces ideal for growing fruit and vegetables, colourful cottage-style flower beds waiting to bloom once again, expansive lawns for children to play, and inviting seating areas perfectly positioned to take in the magnificent countryside views.



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Whether hosting family and friends for long alfresco lunches, enjoying a quiet morning coffee overlooking the rolling Devon hills, or simply unwinding in the peace and beauty of the surrounding landscape, the gardens offer an exceptional lifestyle opportunity. A useful outbuilding sits to the side of the cottage, while the generous grounds provide endless potential for keen gardeners, hobbyists or those simply seeking a slower pace of life immersed in nature.

Despite its wonderfully rural setting, the property remains conveniently positioned close to the popular village of Dolton, a thriving Devon community known for its welcoming atmosphere and charming village amenities. Dolton offers a traditional village shop, local pub, primary school and community events, while the surrounding area provides endless opportunities for countryside walks, riding and exploring the beauty of nearby Dartmoor National Park.

Dartmoor Cottage is a rare opportunity to acquire a quintessential Devon thatched cottage in an exceptional countryside setting — a home filled with character, charm and untapped potential, ready for its next chapter.

The property is thought to be constructed of Cobb under a thatched roof. Your surveyor or conveyancer may be able to clarify further following their investigations. Heating: Oil Aga with Electric Heating

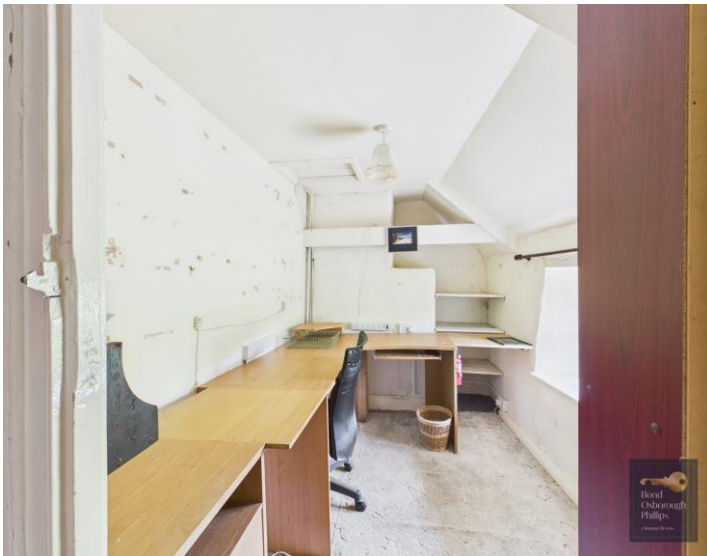
Mains water - Mains electric - Private drainage - Landline telephone.

Broadband coverage: Ultra-fast available up to 1800mbps (information taken from Ofcom checker)

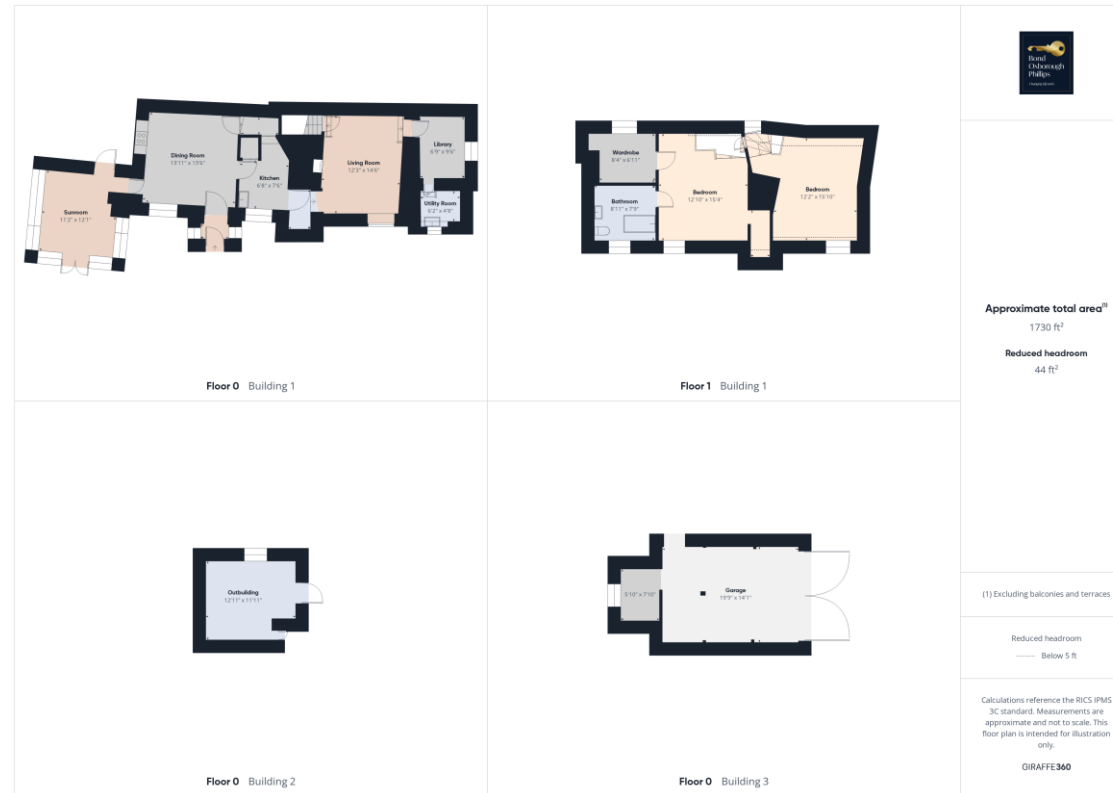
Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Directions

From Torrington proceed in a Southerly direction on the A386 signposted Hatherleigh/Okehampton. Upon 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 where upon reaching Dolton Beacon garage on your left hand side, take the right hand turning signposted Dolton. Proceed into the village passing Barfield Road on your left hand side and take the second left hand turning into Aller Road (on the bend), proceed down this road for a short distance and at the crossway turn right. Proceed on this road until reaching Furze Park Crossroad, continue straight across signposted Upcott upon reaching the village Dartmoor Cottage will be found on the left hand side with a For Sale sign and nameplate clearly displayed.

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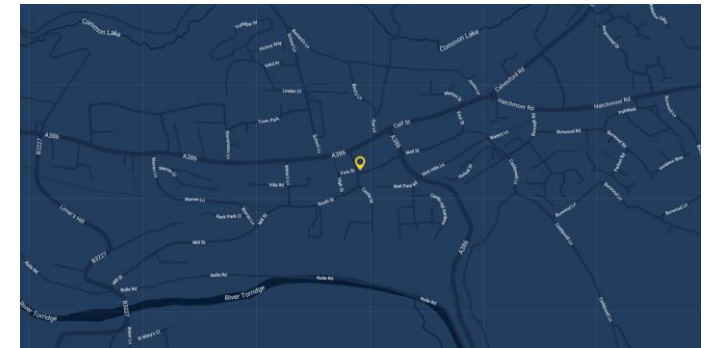
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