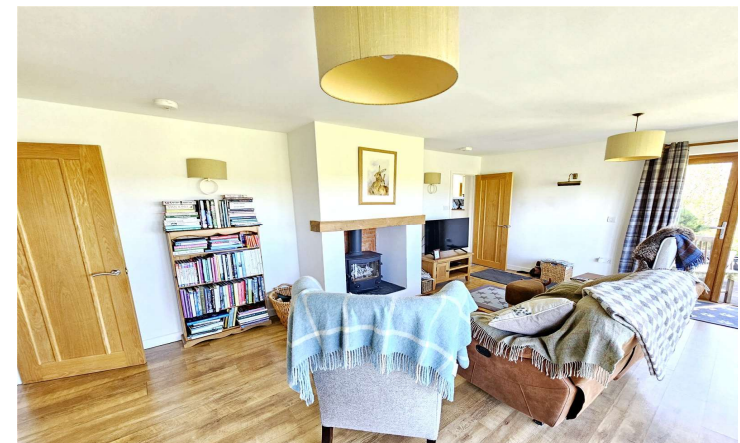


Penny Farthing
West Lane
Dolton
Winkleigh
Devon
EX19 8QU

Offers in excess of: £475,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Detached bungalow
- Countryside views
- Generous plot
- Three bedrooms
- Ensuite to master
- Re-fitted kitchen
- Log burning stove
- Ample parking
- EPC: D
- Council Tax Band: D



Pleasantly located on a small lane of similar properties is this beautiful three bedroom detached bungalow nestled in a generous plot with some lovely views over adjoining countryside. This lovely home has enjoyed some recent improvements too, latterly with the kitchen enjoying a revamp. The living room is a practically nice space in all seasons. In the winter months you can keep your toes cosy in front of the fire enjoying a glass of your favourite tippie whilst in the summer months you can throw open the tri-fold patio doors to enjoy the best of that countryside view allowing the fresh air to flow in. The feeling of space is apparent throughout with all the accommodation offering space and versatility. The master bedroom provides built in wardrobes and is further complimented by an ensuite shower room. All in all, Penny Farthing offers allot and is a must see.



Often property seekers in the South West have a very specific set of wishes when they move to the area. In their minds eye they will often be looking for a non-estate property in a village with parking, a short stroll from the pub and have a sunny garden. There must be a fireplace with log burning stove, countryside walks from their doorsteps and a short drive to the nearest coastline. It sounds like an impossible task to find all this in one place but that is exactly what is on offer in this dream Devon home.

Changing Lifestyles



A place in the country.

There are many excellent walks in and around the neighbouring parishes of Dolton and Dowland, with the beautiful woodland and riverside walks of Halsden 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.

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.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting this stunning home you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



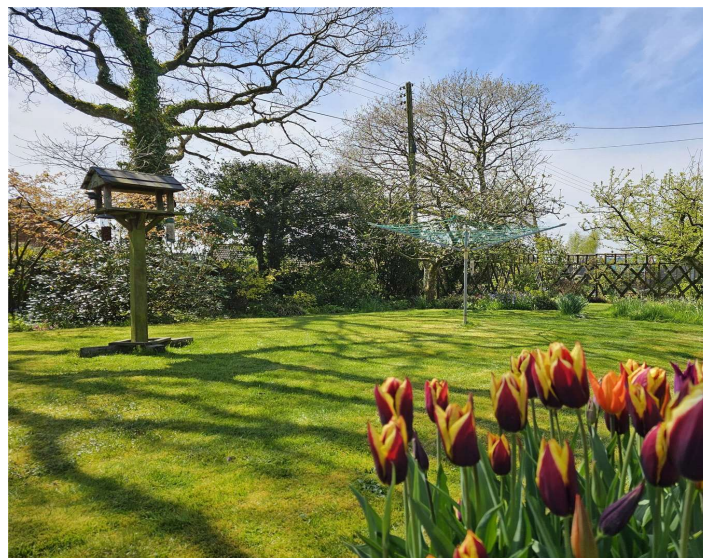
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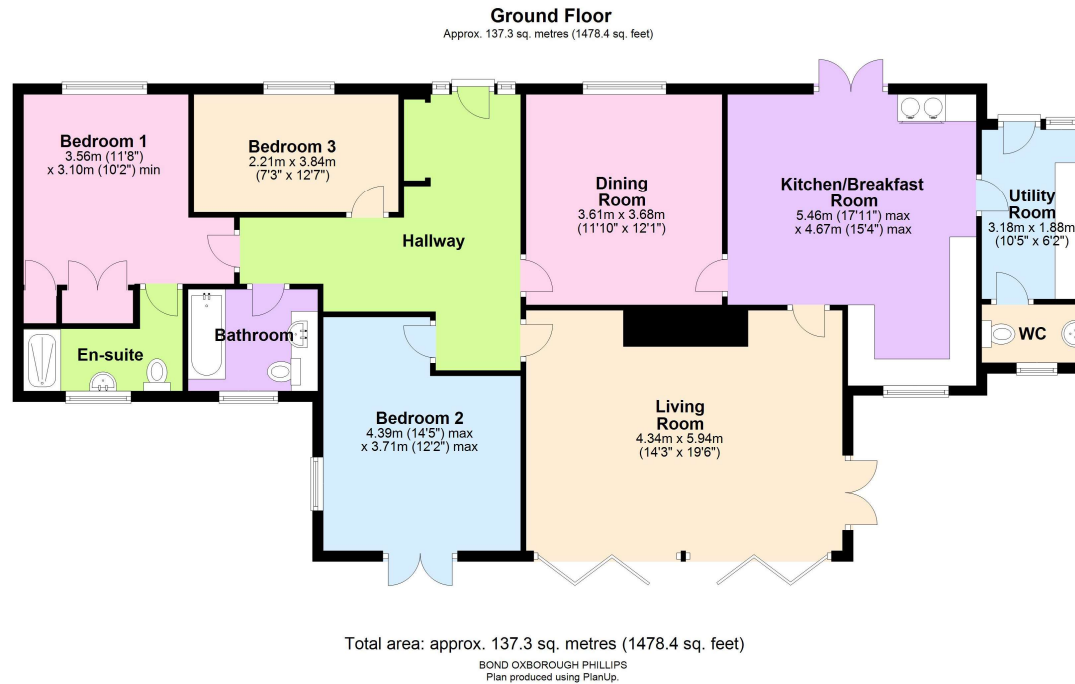
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Directions

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 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 bungalow will be found after a short distance 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.

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.

Penny Farthing, West Lane, Dolton, Winkleigh, Devon, EX19 8QU

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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@boproperty.com

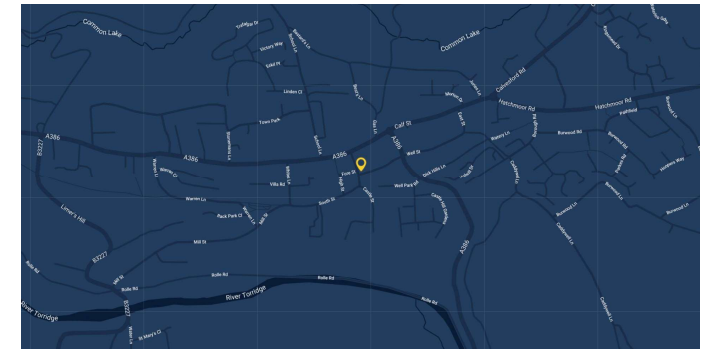
Have a property to sell or let?

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

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quote and mortgage advice.



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