



Bond
Oxborough
Phillips

Changing Lifestyles

38 Orchard Gate
Dolton
Winkleigh
Devon
EX19 8QZ

**Offers in excess of:
£325,000**



Changing Lifestyles

**01805 624 426
torrington@boproperty.com**



- Packed full of character
- Log burning stove
- Three bedrooms
- Family shower room
- Family Bathroom
- Garage & Parking
- Garden
- EPC: D
- Council Tax Band: D



• This beautiful home explores the boundaries of those seeking a period home as well as appealing to those that prefer the village location. Ideal for the expanding family this very well proportioned home set over two floors has so much to offer. It could also appeal to those requiring a place for multi-generational living or even act as single storey living with guest accommodation to the ground floor. Bedroom one serviced by its own family bathroom. If you are looking for that wow factor, wait until you see the piste de resistance. The living room has high vaulted and beamed ceilings, a large brick built fireplace with log burning stove and is over looked by the large landing. For convenience there is a garage leading out onto a large driveway. The garden wraps around the property with a range of patio & mature strub boards in situ.

38 Orchard Gate enjoys the benefit of a fantastic outdoor studio ideal for those keen artists! The property is heated by an oil boiler providing heating to the ground floor as well as radiators to the upstairs.



A lifestyle change is often the key to moving when considering your new home. Orchard Gate is really the epitome of this concept and has the majority of those changes that the modern buyer often seeks. Being located away from major conurbations for a slower pace of life is normally top of the list closely followed by a short walk to the local pub, butchers and shop. The village of Dolton has all this on offer and much much more. Countryside walks and fresh air is also very important which is where Dolton comes into its own. Halsden Woods nature reserve with walks following the river Torridge is on close hand to satisfy those needs as well.



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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 first left turning signposted Dolton. Proceed into the village taking the first left hand turning into Barfield Road and continue down the hill taking the first left into Orchard Gate. Follow the road to where the property is located on the right hand side with for sale board clearly displayed.

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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Changing Lifestyles

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

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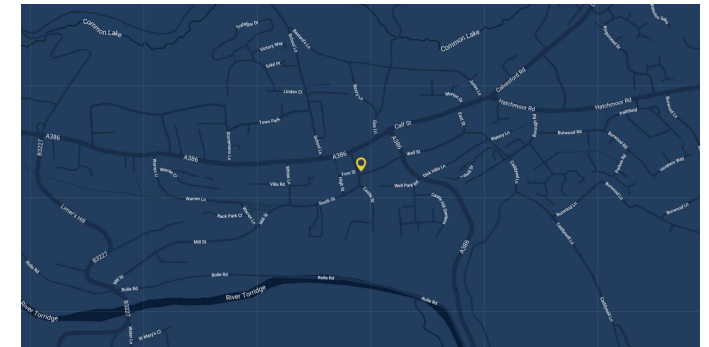
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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Office photo to follow
shortly



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