



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Northfield Cottages  
North Street  
Dolton  
Winkleigh  
Devon  
EX19 8QQ

**Guide price: £195,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)

# Northfield Cottages, North Street, Dolton, Winkleigh, Devon, EX19 8QQ

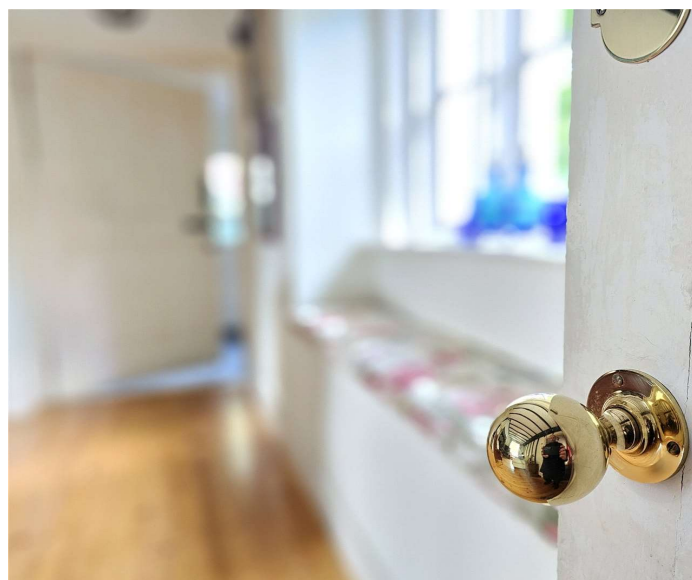
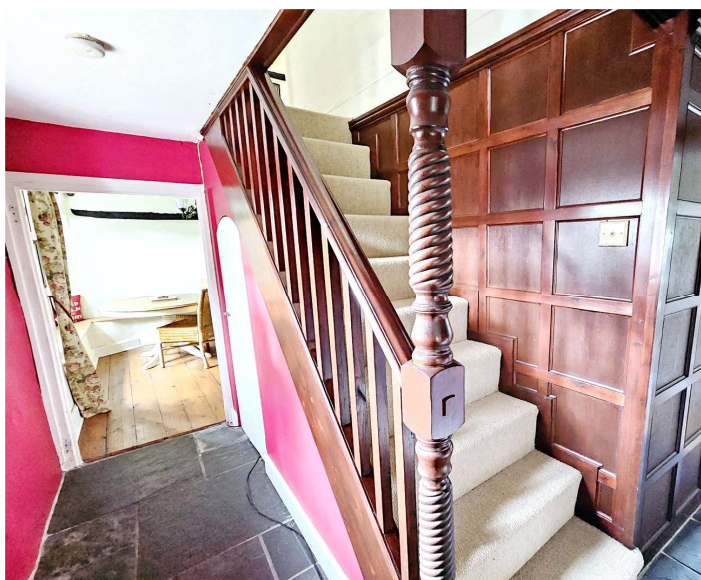


- For sale by modern method of auction
- Grade II listed
- Circa 17th century
- Three bedrooms
- Character features throughout
- Luxury four piece bathroom
- Stone mullion window
- Enclosed private garden
- No onward chain
- EPC: Exempt
- Council Tax Band: C



**A charming semi-detached period house in the heart of a quaint village offering a comfortable and homely living space. The property boasts three bedrooms, perfect for a growing family or those seeking extra space for a home office. The inviting atmosphere is enhanced by the peaceful and quiet surroundings, making it an ideal retreat from the hustle and bustle of everyday life.**

**The property features an enclosed garden, providing a lovely outdoor space for relaxing or entertaining guests. With its characterful charm and cosy feel, this property offers a wonderful opportunity to enjoy village life in a welcoming community. Don't miss out on the chance to make this peaceful haven your new home. Book a viewing today!**



**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.**

Changing Lifestyles

01805 624 426  
torrington@bopproperty.com



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.

*THE VENDOR INFORMS US THAT THE PROPERTY IS OF COB AND STONE CONSTRUCTION UNDER A THATCHED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY AN OIL FIRED BOILER. OTHER FORMS OF HEATING INCLUDE A LOG BURNING STOVE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE BELIEVED TO BE CONNECTED AND THE PROPERTY IS SERVICED BY MAINS DRAINAGE.*

*BROADBAND: SUPER-FAST SPEEDS AVAILABLE UP TO 76 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*



# Northfield Cottages, North Street, Dolton, Winkleigh, Devon, EX19 8QQ



*THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION ALLOWING THE BUYER AND SELLER TO COMPLETE WITHIN A 56 DAY RESERVATION PERIOD.*

*INTERESTED PARTIES' PERSONAL DATA WILL BE SHARED WITH THE AUCTIONEER (IAMSOLD LTD).*

*IF CONSIDERING A MORTGAGE, INSPECT AND CONSIDER THE PROPERTY CAREFULLY WITH YOUR LENDER BEFORE BIDDING. A BUYER INFORMATION PACK IS PROVIDED, WHICH YOU MUST VIEW BEFORE BIDDING. THE BUYER WILL PAY £300 INC VAT FOR THIS PACK.*

*THE BUYER SIGNS A RESERVATION AGREEMENT AND MAKES PAYMENT OF A NON-REFUNDABLE RESERVATION FEE OF 4.5% OF THE PURCHASE PRICE INC VAT, SUBJECT TO A MINIMUM OF £6,600 INC VAT. THIS FEE IS PAID TO RESERVE THE PROPERTY TO THE BUYER DURING THE RESERVATION PERIOD AND IS PAID IN ADDITION TO THE PURCHASE PRICE. THE FEE IS CONSIDERED WITHIN CALCULATIONS FOR STAMP DUTY.*

*SERVICES MAY BE RECOMMENDED BY THE AGENT/AUCTIONEER IN WHICH THEY WILL RECEIVE PAYMENT FROM THE SERVICE PROVIDER IF THE SERVICE IS TAKEN. PAYMENT VARIES BUT WILL BE NO MORE THAN £450. THESE SERVICES ARE OPTIONAL.*

- FOR SALE BY MODERN AUCTION – T & C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- THE MODERN METHOD OF AUCTION

Changing Lifestyles

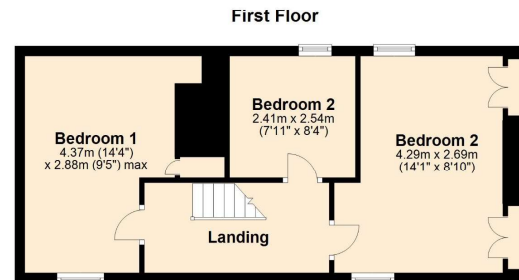
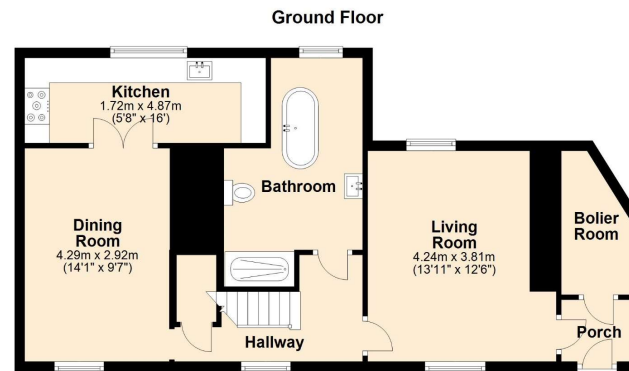
01805 624 426  
torrington@bopproperty.com

Northfield Cottages, North Street, Dolton, Winkleigh, Devon, EX19 8QQ



Changing Lifestyles

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## 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 before turning right into North Street. The property is located on the right hand side after a short walk with a 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.

Northfield Cottages, North Street, Dolton, Winkleigh, Devon, EX19 8QQ

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

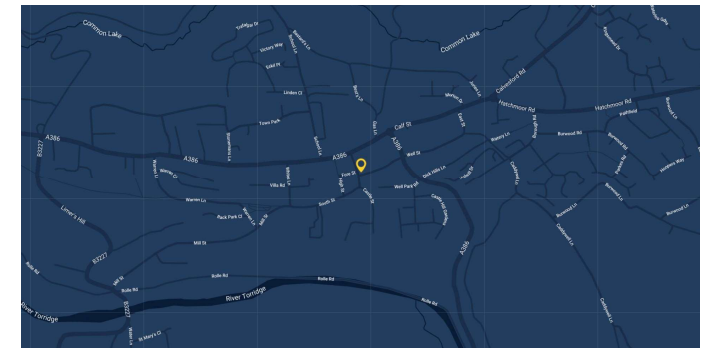
## Have a property to sell or let?

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.



Changing Lifestyles

**01805 624 426**  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)