



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Palm Springs  
Dowland Dolton  
Winkleigh  
Devon  
EX19 8PD

**Guide price of: £475,000 - £500,000**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com





- Stunning location
- Beautiful countryside views
- Four bedroom bungalow
- Double garage
- Ample parking for several cars
- Adjoining two acre paddock
- Good sized garden
- EPC: D
- Council Tax Band: D



Nestled in the picturesque countryside, this modern detached bungalow offers a tranquil retreat with stunning rural views. The property boasts four bedrooms, making it ideal for a growing family or those seeking extra space. The interior is bright, charming, and well-maintained, creating a cosy and inviting atmosphere. With a spacious garden and a two acre adjoining paddock there's a lot to like. There is ample parking on site with an extensive driveway and a large double garage complete with its own separate WC. There is also a fantastic outdoor space to enjoy good company within its peaceful surroundings. The property is well-lit and stylishly decorated, providing a comfortable and homely living environment. Whether you're relaxing in the scenic surroundings or entertaining guests, this property offers a perfect blend of countryside living and modern convenience. Don't miss the opportunity to make this peaceful and quiet retreat your new home. The current owners have acquired a separate two acre paddock which directly adjoins the rear garden accessed by two five bar gates. This is an ideal space if you wanted to keep a pony, create a small holding or just simply allow your dogs or children to run off some steam.





### **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 a short drive away. A little bit further on 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 a thirty five to forty minute drive away by car with the beautiful beaches and stunning coastline a mere skip from there, 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.**

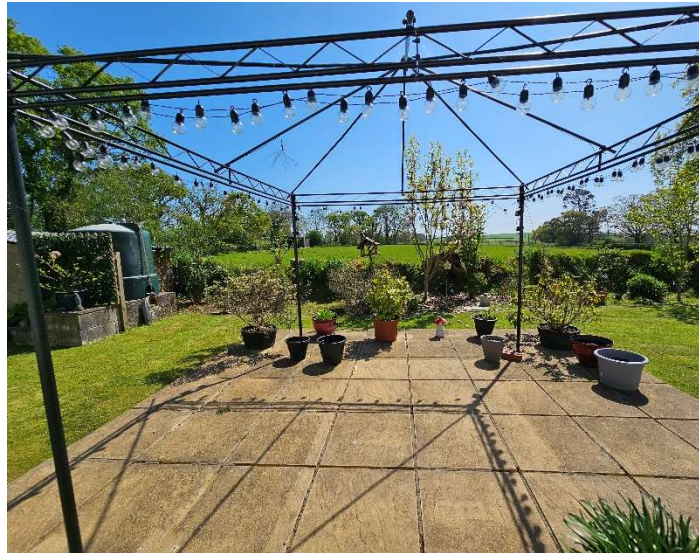
**Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting this lovely home you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would welcome the opportunity to meet with you there to help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







# Palm Springs, Dowland Dolton, Winkleigh, Devon, EX19 8PD



THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. OTHER FORMS OF HEATING INCLUDE A LOG BURNING STOVE AND A RAYBURN. MAINS ELECTRIC AND WATER ARE CONNECTED, THE PROPERTY IS SERVICED BY A SEPTIC TANK.

BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 15 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER) THIS SPEED MAY BE IMPROVED WITH THE USE OF EITHER AIRBAND OR STARLINK SYSTEMS.

MOBILE PHONE: COVERAGE IS LIMITED ONSITE (SEE OFCOM CHECKER FOR FURTHER INFORMATION) HAVING SAID THAT I HAD NO PROBLEM RECEIVING MESSAGES ON MY LAST VISIT VIA EE.

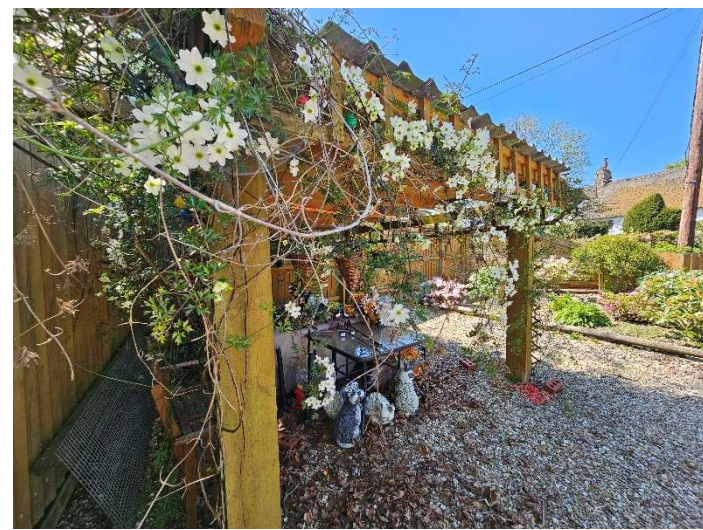
PLEASE NOTE THE PADDOCK IS ON A SEPARATE TITLE.



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Total area: approx. 131.5 sq. metres (1415.1 sq. feet)

BOND OXBOROUGH PHILLIPS - Plans for illustration  
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 and round to your left and upon reaching the church follow around to your left. Follow down the hill leaving the village and back up the other side passing Ham Farm on your left hand side. After about half a mile and passing where the road narrows there will be a junction where you bare left signposted Dowland, Iddesleigh and Monkehampton. Stay on the B3217 passing Staple Back Lane on your left hand side to enter the hamlet of Dowland. Turn left sign posted Winkleigh, the driveway to the bungalow is located immediately 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.

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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](mailto:torrington@boproperty.com)

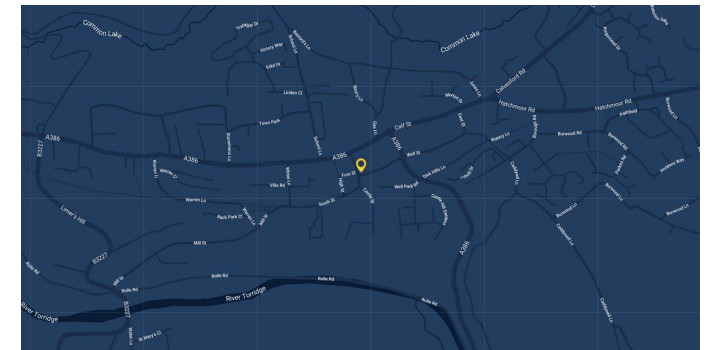
## Have a property to sell or let?

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 &  
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quote and mortgage advice.



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