



Middle Cherubeer



Dolton 1 Mile Winkleigh 4.5 Miles
Okehampton 15 Miles Exeter 27 Miles

3 Bedroom period home with large gardens and countryside views.

- Kitchen/Breakfast Room
- Sitting Room
- Utility and Workshop
- Three Bedrooms
- Two Bathrooms
- Large Gardens
- Garage and Parking
- Views From Garden
- Rural Location
- No Forward Chain

Guide Price £365,000

SITUATION

The house lies approximately 1 mile outside the village of Dolton. A self contained rural community offering a range of amenities including village store, post office, church, primary school and two local inns. In addition there is a village hall and a wide range of local clubs and societies. There is easy access to the north Devon town of Torrington, and the principle town of Barnstaple. Okehampton is within easy travelling distance, offering a good range of shops and services. Exeter is just under 30 miles to the South and offers a wide range of facilities, together with links to the M5 motorway, main line rail and international air links. Dolton is situated in the picturesque Torridge Valley and is well known for its delightful unspoilt scenery, walking on the Tarka Trail, riding and outdoor pursuits. The north coasts of Devon and Cornwall are also within easy travelling distance.

DESCRIPTION

Middle Cherubeer occupies a private and quiet semi-rural location within the parish of Dolton, believed to be of stone and cob construction, with a more modern two-storey extension added approximately 25 years ago. The cottage has double glazing and is oil fired centrally heated, offering three bedrooms and two bathrooms, with potential if required to extend into the workshop. From the house and gardens are attractive views over the surrounding countryside, the gardens are well established and of a generous size, and boast an attached garden store/Wc and good sized garage and parking.

ACCOMMODATION

Via double glazed door to, Entrance Hall: staircase to first floor, telephone point, wall mounted electric meters, open aspect to, Utility Room: two windows to rear, single bowl sink with cupboards under, plumbing and space for washing machine, space for white goods, Doors to, Bathroom: suite comprising pedestal wash basin with tiled splash backs, electric strip light and shaver point, panelled bath with mixer shower attachment over, low-level WC, doubled glazed window to front. Workshop: double glazed door to front and window to rear, original cobbled floor, Exposed beams and stonework, oil fired boiler with thermostat control. Sitting Room: sash window to side, fitted wall lights, feature Inglenook fireplace with electric stove and cloam oven, exposed timbers. Kitchen/Breakfast Room: range of timber base cupboards and drawers with wall mounted cupboards over, space for electric cooker with extractor vent over, double aspect large double glazed windows overlooking the gardens, half glazed door to front. First Floor Landing: double glazed window to rear, recess display niche, study

area with window to front, doors to. Bedroom 1: a light dual aspect room with attractive views over the garden and surrounding countryside, (this room has in the past, been used as a first floor sitting room) recess shelving, television and telephone point. Bedroom 2: sash window to side, recess display niche, fitted wardrobe cupboards to one wall. Bedroom 3: dual aspect double glazed windows, access to loft space, hot water cylinder and linen shelving. Bathroom, suite comprising, vanity wash hand basin with tiled splash backs, panelled bath with mixer shower attachment, low-level WC, double glazed window to rear.

OUTSIDE

A five bar gate opens to a tarmac driveway with parking for numerous vehicles. Adjacent is a large single garage of cob and stone construction under a slate roof, double doors to front, personal door and window to side, electric light and power connected. Attached to the house is a Garden store, with light and power connected, water tap low-level WC and window to side. The gardens surround the property on all four sides and incorporate areas of lawn interspersed with mature flower, shrub beds and borders. There are many mature trees, a fishpond and well positioned Summerhouse (in need of repair) with adjoining patio area, taking in the delightful views across the valley. The gardens back onto open fields

SERVICES

mains electricity, water and private drainage, oil fired central heating.

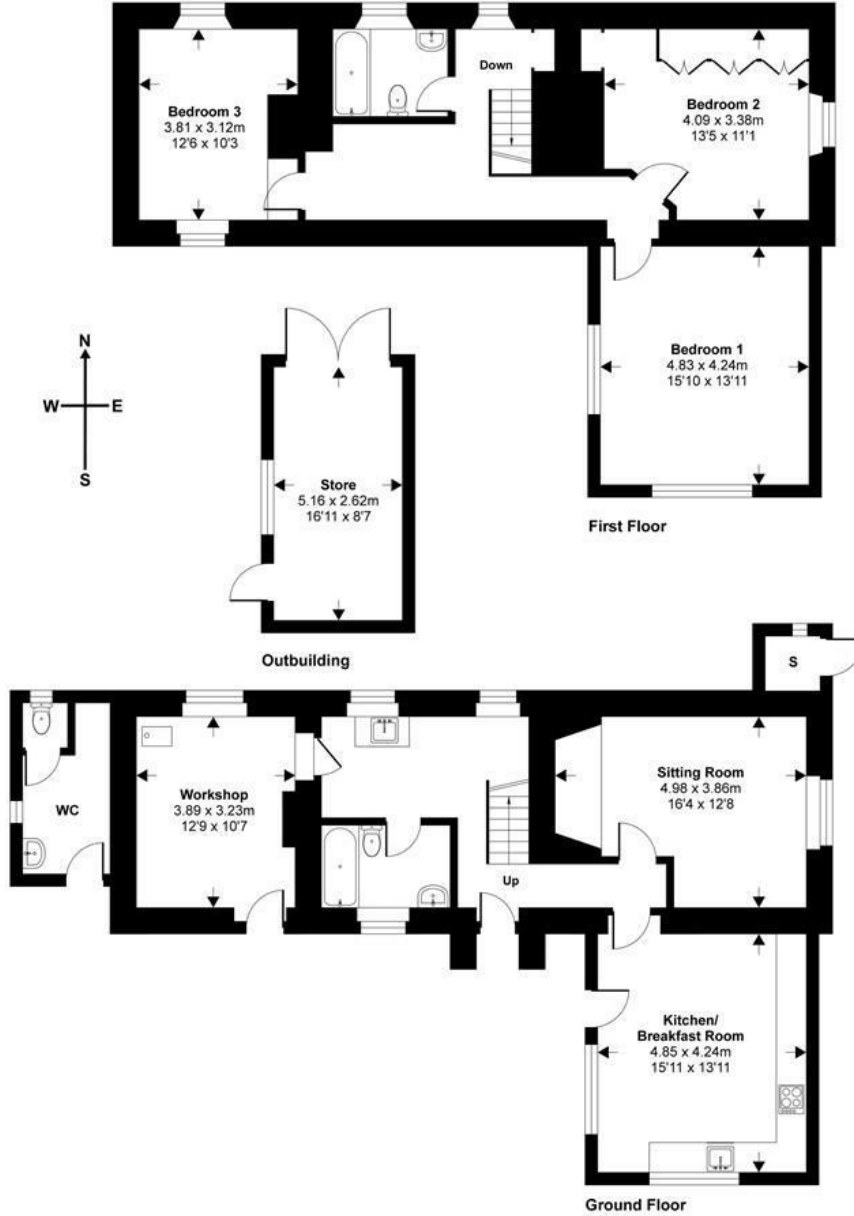
DIRECTIONS

From Okehampton proceed in a north easterly direction taking the Crediton road the B3215. After approximately 4 miles turn left at Belstone Corner just before the railway bridge, signposted to Sampford Courtenay. At the mini roundabout turn right onto the A3072 and after approximately 1 mile fork left signposted Winkleigh. Continue past Winkleigh on the A3124 as if for Torrington. before reaching Dolton, turn left off this road, signed for Stafford Moor Fisheries, after a short distance take the first right, proceed for a short distance and as you bear around a corner to your left the property will be found upon your left.



Approximate Area = 1630 sq ft / 151 sq m (excludes wc and store)
 Outbuilding = 145 sq ft / 13.4 sq m
 Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 681959.

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		
(69-80) C	(55-68) D		
(46-65) E	(35-54) F	30	
(1-45) G			

Net energy efficient - higher scoring coats

EU Directive 2002/91/EC