



DOWLAND, WINKLEIGH OIRO £875,000





DOWLAND BARTON

Dowland Winkleigh EX19 8PD

A property of historical interest with extensive accommodation in a very desirable location.

6+ Bedrooms

Gardens with adjoining paddock and vegetable garden

Suitable for dual occupation

Buildings with potential to convert



Offers in the region of: £875,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

The property is situated at the heart of the quiet and peaceful village of Dowland approximately 3 miles West of Winkleigh. Winkleigh is a very pleasant village with a thriving community and amenities including: a post office and stores, along with a small number of independent shops, doctors surgery, veterinary surgery, places of worship, primary school, village hall and community centre. There are two popular public houses within the village. There are a wide range of social clubs and activities for those wishing to partake in recreational and leisure activities. The north coasts of both Devon and Cornwall are easily accessible from Winkleigh thus making it the ideal place for those wishing to enjoy convenient access to coastal activities. Dartmoor is within forty minutes drive and can be viewed from the property. The former market town of Okehampton lies approximately 12 miles to the South with the cathedral city of Exeter and the regions main airport 20 miles to the East.

Dowland Barton is an impressive detached Grade 2 listed property, in parts dating back to circa 16th century, has an impressive Georgian frontage and of local historical interest. The property has private gated access to the church grounds and a reserved pew within the church. The accommodation is very spacious throughout and typical of a property of this standing, with naturally well lit rooms high ceilings and many retained period features. Suitable for dual occupancy this versatile accommodation briefly comprises; 2 kitchens; 3 reception; utility; 3 bathrooms; 6+ bedrooms; former dairy; integral cobbled outhouse. There is an adjoining single garage and an extensive range of 2 storey barns ideal for development. The property is presented in very good order both internally and externally and viewing is essential.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

Paved pathway to main entrance door with slate canopy over and period fan window; solid oak door leading to:

ENTRANCE HALL

Sizeable built-in original cupboards with elegantly carved period staircase and period large arch leading to first floor; radiator. Doors to:-

DINING ROOM

18' 1" x 14' 6" (5.53m x 4.43m)

Dual aspect with window seat to side; feature fireplace with timber mantle and slate hearth; period alcoves with fitted cupboards; two radiators.

SITTING ROOM

18' 8" x 18' 2" (5.71m x 5.55m)

Period large four arched window to front with window seat and shutters; feature fireplace with tiled surround and hearth with timber mantle; built-in period cupboards; original Dowland Church panelling to dado height; two radiators.

KITCHEN TWO

13' 4" x 10' 4" (4.07m x 3.17m)

Window to side; range of wall and floor units under rolled top work surfaces; Butler sink; oil fired Rayburn; appliance space and plumbing for dishwasher.

UTILITY ROOM

13' 5" x 12' 6" (4.1m x 3.83m)

Base units with inset stainless steel sink and drainer; door to courtyard; radiator.

FORMER DAIRY

14' 1" x 10' 0" (4.31m x 3.07m)

Window to side; original slate floor and slate shelves.





REAR LOBBY

Leads to:

COBBLED OUTHOUSE

22' 4" x 15' 4" (6.82m x 4.69m)

With door to outside; power and light connected.

Returning to entrance hall with staircase to first floor. Doors to:-

BATHROOM

8' 3" x 7' 5" (2.54m x 2.28m)

Obscure window to side; pedestal wash hand basin; panel enclosed bath with shower attachment; airing cupboard; radiator.

CLOAKROOM

Window to side; low level w.c.; radiator.

BEDROOM ONE

14' 2" x 13' 1" (4.32m x 4m)

Dual aspect; hatch to loft space; radiator.

BEDROOM THREE

13' 5" x 10' 4" (4.09m x 3.15m)

Window to side; radiator.

MASTER BEDROOM

18' 5" x 14' 8" (5.63m x 4.48m)

Dual aspect; period fireplace with wrought iron surround and timber mantle.

BEDROOM TWO

15' 10" x 11' 0" (4.84m x 3.37m)

Window to front; church and rural views; built-in period cupboards and drawers.

Secondary entrance with part glazed door leads to:

ENTRANCE HALL

With radiator; door to understairs storage with original slate flooring to front.

KITCHEN/LIVING ROOM

KITCHEN

15' 10" x 8' 9" (4.83m x 2.67m)

Window to front; door with storm porch to outside courtyard; modern wall and floor units under rolled top work surfaces; inset stainless steel sink and drainer; tiled floor; radiator.

LIVING ROOM

16' 1" x 15' 9" (4.92m x 4.82m)

Window to front; (The property's original kitchen); large period stone fireplace and bread oven; exposed wall and ceiling timbers; exposed natural stone wall; radiator.

BATHROOM

8' 7" x 7' 8" (2.62m x 2.35m)

Obscure window to rear; pedestal wash hand basin; low level w.c.; panel enclosed bath; tiled surround; electric heated towel rail.

Staircase to first floor landing with radiator and doors to:

BEDROOM TWO

18' 2" x 9' 8" (5.55m x 2.96m)

Window to front with views to the church and surrounding countryside.

SHOWER ROOM

Tiled shower cubicle with electric shower; low level w.c.; pedestal wash hand basin; extractor fan.

BEDROOM THREE

16' 6" x 9' 1" (5.05m x 2.78m) Maximum

Window to front with views to church and surrounding countryside; radiator; airing cupboard.

BEDROOM FOUR

15' 0" x 11' 10" (4.58m x 3.62m)

Windows to front with views to church and surrounding countryside; radiator.

BEDROOM ONE

15' 7" x 13' 1" (4.75m x 4m)

Dual aspect with rural views; two radiators.

OUTSIDE

The property is approached from the nearby country lane via it's own private drive which leads to a generous parking area, garage and in turn via a paved pathway to the main entrance. Close to the north wing, there is a six vehicle carport.

GARDENS

To both the south and east aspect are mature enclosed gardens, well stocked with a variety of trees, shrubs and flowering plants. From the south garden, steps and a pedestrian gateway give direct access to the church grounds. Adjoining the gardens and with its own independent access is a paddock of approximately 1/3 of an acre, enclosed and with a southerly aspect, it is ideal for equine pursuits.

BUILDINGS

Within the curtilage and attached to the property's north wing is an extensive range of two storey barns with excellent potential to develop subject to the necessary consents. They offer any prospective purchase the opportunity to create an ideal income source in this delightful rural location.

SERVICES

Mains water, mains electricity, private drainage. Oil fired central heating.

OUTGOINGS

We understand this property is in band " " for Council Tax .

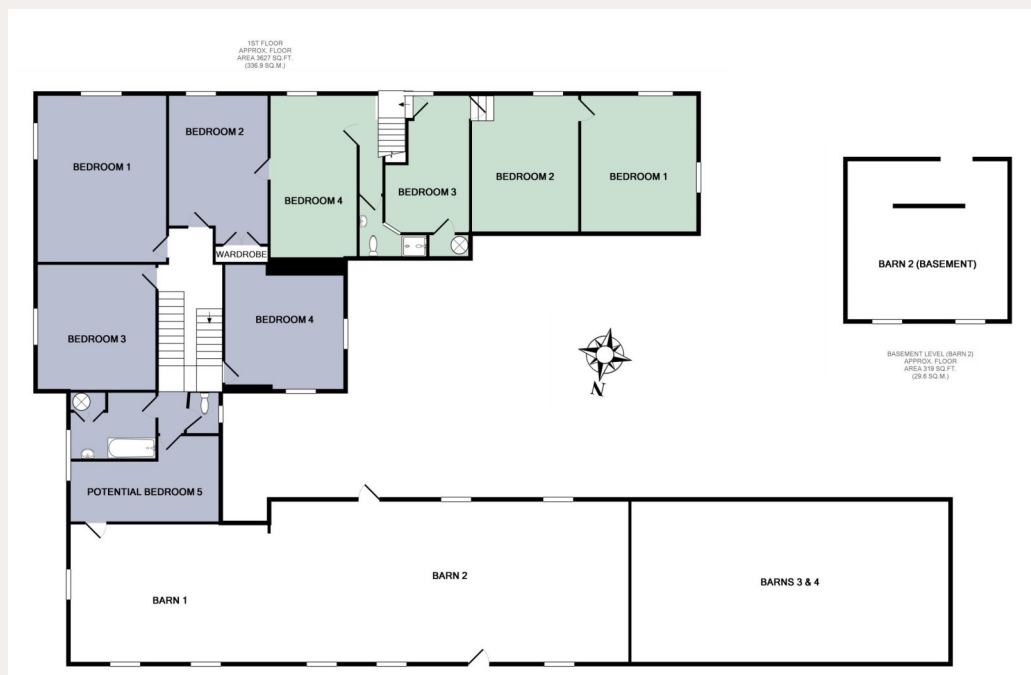
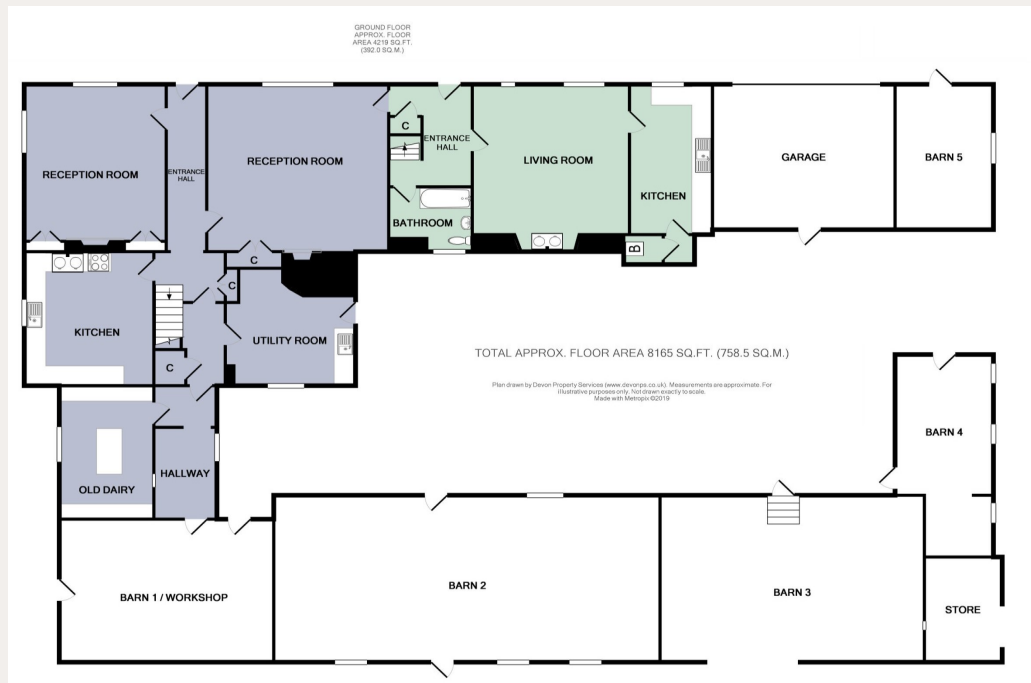
VIEWING

By appointment with MANSBRIDGE BALMENT on 01837 52371.

DIRECTIONS

From our offices in Okehampton proceed in an easterly direction following the signs for North Tawton. At the mini roundabout follow the sign for Exebourne. Proceed through the village and on to Monkeokehampton. Continue to Iddesleigh and follow the sign for Dowland. As you approach the village the driveway to the property can be found on the lefthand side.





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