



LOCKSHILL

Dolton, Devon

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Dolton, Devon

A charming chocolate box cottage within beautiful rural surroundings

Dolton 0.75 miles ♦ Iddesleigh 2.5 miles
Great Torrington 8 miles ♦ Okehampton 15 miles
Exeter 30 miles. (Distances approximate)

Accommodation and amenities

Entrance hall & cloakroom ♦ Dining room
Sitting room ♦ Study ♦ Kitchen/breakfast room ♦ Utility room
Master bedroom ♦ 3/4 further bedrooms ♦ Family bathroom

Detached workshop with opportunity for conversion
Log store

Gardens and woodland extending to approximately 1 acre.

Situation

- ♦ Lockshill is situated in a beautiful and unspoilt area of Devon, near the village of Dolton. The property is well positioned having no near neighbours and with easy access to the wild playgrounds of Exmoor to the north and Dartmoor to the south, while the beautiful North Devon coastline is also within easy reach.
- ♦ The property also borders Halsdon Nature Reserve offering 140 acres of riverside and woodland walks. The Tarka Trail, Stafford Moor Fishing lakes and the Libbaton Golf course are also nearby.
- ♦ Dolton has a church, Post Office, three pubs, a primary school and a selection of independent shops, whilst the picturesque village of Iddesleigh with its pub The Duke of York lies approximately 2 miles to the south.
- ♦ For more extensive schooling and shopping facilities, there are the nearby centres of Great Torrington, Crediton, Barnstaple and Okehampton, where there is also a Waitrose supermarket. Communication links are good with the A30 at Okehampton providing dual carriageway links to Cornwall and the M5 motorway at Exeter.

Description of property

- ♦ Lockshill is a charming Grade II Listed thatched cottage which is believed to date from the 17th Century. The building has been modernised and extended in recent years providing characterful accommodation with many traditional features throughout.



- ♦ The building faces to the south and enjoys rural views over its gardens and the surrounding countryside. To the rear of the building there is a large modern extension and there is also a substantial detached workshop which has planning permission to be used for light industrial use.
- ♦ On the ground floor of the cottage, there is a kitchen/breakfast room with oil fired Aga, a sitting room with wood burning stove and a study. There is also a dining room and hallway with cloakroom and a utility room.
- ♦ There are four bedrooms on the first floor, which share a family bathroom and there is also an area that could be used as a fifth bedroom, although it has restricted head height. Further details of the layout of the accommodation can be seen from the floor plans contained within the brochure.

Gardens and grounds

- ♦ The property is approached via a gravelled driveway which leads to a parking area to the rear of the house. There is also a further area of off road parking in front of the workshop building.
- ♦ In front of the house there is a terrace and enclosed area of garden which contains many mature plants and shrubs and enjoys views over the surrounding area. From here a path leads round the side of the house to a further area of garden which has a greenhouse and garden storage building.
- ♦ To the north of the cottage there is a section of broadleaf woodland which leads down towards a stream at the bottom of a valley. There is also a footpath which leads directly from the property to neighbouring countryside, providing wonderful opportunities for walking in the area.



Services

Mains water and electricity. Private drainage. Night storage heaters. Oil fired Aga. Wood burning stove.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Tenure

Freehold

Local Authority

Torrige District Council: www.torrige.gov.uk
01237 428700

Council Tax

Band F

Post code

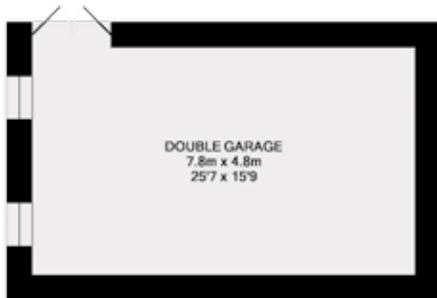
EX19 8RJ

Viewing

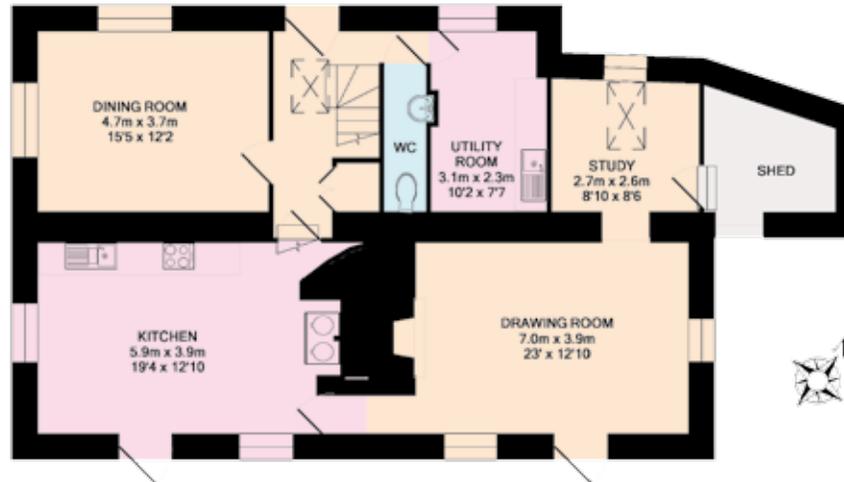
Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions

From the village of Dolton, proceed through the village towards Hatherleigh/Okehampton. After approximately 1 mile take a sharp right at the crossroads and proceed down the hill past a bungalow. Mucky Lane will be on the left and Lockshill will be found on the left hand side after approximately half a mile.



LOCKSHILL
222 sq.m. / 2,389 sq.ft approx



Ground Floor
Approx. Floor Area 137.0 sq.m. (1474 sq.ft.)



First Floor
Approx. Floor Area 85.0 sq.m. (915 sq.ft.)

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