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19 Barlands Way



Great Torrington 8 miles, Bideford 15 miles, Barnstaple 16 miles and Exeter under 30 miles. Eggesford Train Station 10 miles.

## Individual detached bungalow with private gardens and fine countryside views.

- Detached bungalow
- Private position
- Large corner plot
- Driveway parking and double garage
- Three bedrooms (one en-suite)
- Freehold
- Council tax band E
- Great views

Guide Price £550,000

### SITUATION

The property is situated on the outskirts of the unspoilt pretty village of Dolton, a rural community in a conservation area, amidst rolling countryside with a village Post Office, store, church, primary school and two fantastic traditional inns/restaurants, together with a wide range of social activities. The historic market town of Great Torrington is approximately 8 miles away and has a good range of amenities including a bank, places of worship, shops, supermarket, pubs and restaurants along with a primary and secondary school. The Plough Arts Centre is a popular local cinema and theatre venue which attracts many artists and comedians who perform throughout the year. There are also a range of tourist attractions and leisure pursuits including a nine hole golf course, RHS Rosemoor and Dartington Crystal. The larger towns of Bideford and Barnstaple are approximately 15 and 16 miles away respectively and offer a wider range of amenities including supermarkets, shopping and schooling for all ages (public and private). The Cathedral City of Exeter is less than 30 miles away and offers a wider range of shopping facilities together with links to the M5 motorway network, main line rail and international air connections. This particular part of Devon is well known for its opportunities for riding, walking and outdoor pursuits, with Dartmoor National Park nearby offering miles of superb unspoilt scenery.

### DESCRIPTION

19 Barlands Way is very spacious and well-presented south facing detached bungalow located on a corner plot enjoying a sunny and private aspect, benefitting from fine countryside views. The bungalow is accessed via private gates leading onto its own tarmacked driveway with space for several cars, double garage and large gardens which surround the property.

### ACCOMMODATION

The accommodation includes a generous entrance hall providing access to all the other rooms of the property. The spacious dining room is in the centre of the accommodation and gives access to the kitchen which has an extensive range of units with breakfast bar and integrated appliances including hob, double oven, fridge/freezer and dishwasher. To the front is the double aspect living room with wood-burner and sliding doors opening to the conservatory with great views and direct access to the garden. There is also a very useful utility room with built in units, inset sink, plumbing for white goods and access to the garden and the double garage.

There are three double bedrooms; the main bedroom being dual aspect and benefits from built-in triple and double wardrobes and ensuite shower. The family bathroom has recently been updated and includes tiled flooring, shower enclosure, side panel bath, WC and sink.

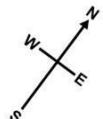
### OUTSIDE

Accessed via private gates, to the front of the house is a tarmac parking area with space for a number of vehicles, attached to the house is the double garage with electric roller doors. The gardens are a real credit to the property and have been a labour of love for the current owners and are particularly private. There are areas of level lawn containing an assortment of plants, shrubs and trees as well as a terraced patio area for seating enjoying those superb views. There is also space to the rear for a vegetable garden with greenhouse and to the front is a range of fruit trees, pond and summer house.

### SERVICES

All mains connected. Oil C/H.

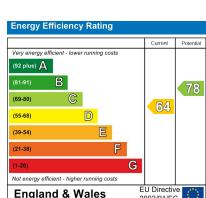




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023. Produced for Stags. REF: 1025047

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