



The Old Vicarage







# The Old Vicarage

Dowland, Winkleigh, Devon, EX19 8PB

Winkleigh 5 Miles, Torrington 9 Miles, Okehampton 13 Miles.

A delightful Edwardian former Vicarage with detached holiday let , barrel top wagon and attractive grounds of approximately 2.29 acres.



- Two Reception Rooms
- Kitchen/Dining /Family Room
- 5 Bedrooms (4 En Suite) And Further Shower Room
- Detached Holiday Cottage
- Barrel Top Wagon
- Delightful Gardens/Woodland (2.29 Acres)
- Income Potential
- Freehold
- Council Tax Band G
- EPC Band F (Main House) EPC Band E (Old Stables)

Guide Price £1,050,000

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### SITUATION

Dowland is a small and quiet rural hamlet, lying close the village of Iddesleigh, which is just over a mile away. The village has an ancient church and a highly regarded inn, the Duke of York, which is renowned for its fine food and ales. Winkleigh, Dolton and Hatherleigh offer a wider range of facilities and are within easy driving distance. The larger town of Okehampton lies approximately 12 miles distant, located on the fringes of the Dartmoor National Park and offering a more comprehensive range of shops and services including three supermarkets, primary and secondary schooling. From the town, the A30 dual carriageway is easily accessible via a direct link east to Exeter and the M5 and west to Cornwall and Plymouth. Okehampton Train Station also links to Exeter and beyond.

### DESCRIPTION

A delightful Edwardian former vicarage, offered in excellent order and set within private, secluded gardens and grounds of approximately 2.29 acres. This fine West Country residence seamlessly blends original period features with modern fittings. The elegant, well-proportioned accommodation features two classic reception rooms and a spacious, social kitchen/dining/family room with direct access to the gardens. Upstairs, five generous double bedrooms are served by five well appointed bath/shower rooms. A particular feature of the property is its income potential. This includes a detached holiday cottage (The Old Stables) currently arranged as one self-catering cottage, but divided over two floors and connected via an internal staircase with individual apartments (The Shippon and The Hayloft). Alongside this, although not currently let by the current vendors, is further income potential via a charming barrel-top wagon (Zingaro) with a dedicated shower facility. Guests enjoy premium leisure amenities housed in an adjacent building, featuring a hot tub and sauna. The delightful, secluded grounds wrap around the property, offering extensive lawns and seating areas, a highly productive vegetable and soft fruit garden with a workshop, double garage and outbuildings, together with an area of private woodland.





## ACCOMMODATION

**THE OLD VICARAGE**- Front entrance door to ENTRANCE VESTBULE: Window to front garden, decorative tiled floor. door to ENTRANCE HALL: Staircase to first floor landing. Understairs cupboards, doors to DRAWING ROOM: A light dual aspect room with views over the garden. Stripped floorboards. Open fireplace with cast iron insert mantle and hearth. Coved ceiling. SITTING ROOM: Decorative coricing, window to front elevation. KITCHEN/DINING/FAMILY ROOM: A superb multi aspect room with views over the gardens and French doors opening to the patio. Slate flooring, space for large table. KITCHEN AREA: Well fitted with range of base cupboards with worktops over and inset sink unit. Integral dishwasher. Range master cooker with extractor hood over. Space for large fridge/freezer. UTILITY ROOM: Cupboard housing hot water tank. Oil fired central heating boiler. Sink and drainer with cupboard below, plumbing and space for washing machine and tumble drier. Slate floor. Dual aspect windows, doors to front and rear. CLOAKROOM: WC, vanity wash basin, heated towel radiator, opaque windows to rear. Slate floor. BOOT ROOM: Triple aspect windows, slate flooring.

FIRST FLOOR LANDING: Windows to side and rear elevations, doors to, BEDROOM 1: Window overlooking front garden, door to EN SUITE Tiled bath with shower attachment, vanity wash basin. WC, heated towel radiator. Window to front elevation. BEDROOM 2: Window to front elevation, door to EN SUITE: Corner shower cubicle with mains fitted shower. WC, pedestal wash basin, heated towel radiator. Window to side aspect overlooking garden. BEDROOM 3: Window to side aspect, access to loft space. door to EN SUITE: Corner shower cubicle with mains fitted shower. WC, pedestal wash basin, heated towel radiator. Window to side aspect overlooking garden. BEDROOM 4: Ornate cast iron fireplace. Window to side aspect overlooking garden. Door to EN SUITE: Timber panelled bath with mixer shower attachment. WC, pedestal wash basin. Heated towel radiator. Window to side aspect, large storage cupboard. BEDROOM 5: Window to rear aspect. SHOWER ROOM: Tiled shower cubicle with mains fed shower. WC, pedestal wash basin.

## OLD STABLES (HOLIDAY LET)

**THE SHIPPON (GROUND FLOOR)** - French doors to open plan KITCHEN/SITTING/DINING ROOM: Windows to front elevation. KITCHEN AREA: Modern range of wall and base cupboards with worktops over and inset sink and drainer. Integral electric oven, hob and extractor hood. Plumbing and space for dishwasher and fridge. BEDROOM: French doors and window to front garden. UTILITY/CLOAKROOM: Plumbing and space for washing machine and tumble drier. WC. Slate flooring. SHOWER ROOM: Shower cubicle with mains fed shower, wash basin. An internal staircase leads to,

**THE HAYLOFT (FIRST FLOOR)**: This is occasionally let by the vendors for larger family groups. Open plan SITTING/DINING/BEDROOM: A lovely room with vaulted A frame ceiling and dual aspect windows. Door to BALCONY: Over the top of the garage with balustrade and fantastic views over the surrounding countryside. KITCHEN: Range of base cupboards with worktops over and inset sink/drainer. Integral fridge, electric oven, hob and extractor hood. Plumbing and space for washing machine. window to side aspect. Exposed floorboards. SHOWER ROOM: Tiled shower cubicle with mains fed shower, WC, pedestal wash basin. Exposed floorboards.

**ZINGARO**: A lovely BARREL TOP WAGON: Comprising kitchen area with sink, hob and open shelving. seating and dining area with wood burning stove. Staircase to mezzanine bedroom area.

**SAUNA/SHOWER/ CLOAKROOM BUILDING**: Located between The Shippon and Zingaro (barrel top wagon). Comprising a cedar hot tub with view to the rear over the surrounding countryside, a separate sauna, together with an internal shower room. There is also a private SHOWER ROOM and CLOAKROOM for sole use of ZIGARO (Barrel to wagon).

## OUTSIDE

From the lane, the property opens to a large driveway, providing parking for numerous vehicles. DOUBLE GARAGE: With double doors to front, personal door to side. Light and power connected. The gardens of the main property wrap around the house on three sides and enjoy a private and sunny aspect. They are primarily laid to lawn, bordered by mature trees, shrubs and plants and offer a raised patio/terrace off the kitchen/family room, which provide an attractive aspect over the gardens. There is a enclosed productive vegetable garden, with raised beds and gravelled pathways. Adjacent is a GREENHOUSE, ride on TRACTOR SHED, TOOL SHED and LOG STORE Beyond is a large fruit cage, chicken run and WORKSHOP. There are further enclosed private garden areas for the holiday cottage and barrel top wagon. Various gates from the garden lead into an area of woodland, providing a lovely backdrop to the property.

**Approximate Gross Internal Area 3029 sq ft - 281 sq m  
(Excluding Outbuildings & Stable & Cabin & Workshop)**

Ground Floor Area 1693 sq ft – 157 sq m  
 First Floor Area 1336 sq ft – 124 sq m  
 Stable Ground Floor Area 1040 sq ft – 97 sq m  
 Stable First Floor Area 639 sq ft – 59 sq m  
 Barrel Top Wagon Ground Floor Area 122 sq ft – 11 sq m  
 Barrel Top Wagon Mezzanine Area 32 sq ft – 3 sq m  
 Workshop Ground Floor Area 156 sq ft – 14 sq m  
 Workshop Mezzanine Area 61 sq ft – 6 sq m  
 Outbuildings Area 789 sq ft – 73 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



