



Quarrenden



Quarrenden

Bolham, Tiverton, EX16 7RH

Tiverton 1.9 miles. Exeter 15.7 miles. Tiverton Parkway 9 miles.

An architecturally designed 3/4 bedroom detached property set within generous gardens surrounded by beautiful trees and boarded with a tranquil stream.

- Architecturally Designed
- Detached Family Home
- 3/ 4 Bedroom
- Generous Sized Garden
- In need of modernisation
- Garage
- Three Greenhouses & 20ft Shed
- Walking Distance To Primary Schooling
- Council Tax Band F
- Freehold

Guide Price £550,000

Situation

Located north of Tiverton, close to the National Trust property of Knightshayes Court. Bolham has a Primary School and Country House Hotel. The market town of Tiverton is 2 miles to the south where there is an excellent range of shops, banks, building societies and educational facilities including the well renowned Blundell's School. The Exmoor National Park with its many miles of footpaths and bridleways lies a few miles to the north and provides great opportunities for those interested in riding and walking. The property is well placed for the M5, Junction 27 being approximately 8 miles distant and there is also a Main Line Railway Station (Tiverton Parkway), with services to London Paddington taking approximately 130 minutes, and further into the West Country.

Exeter lies to the south and offers a comprehensive range of facilities associated with a Cathedral City. Taunton, the County Town of Somerset, lies to the east and also has an extensive range of modern and traditional facilities.



Description

Quarrenden is a unique architecturally designed detached property with generous gardens filled with beautiful trees and boarded by a tranquil stream. The property enjoys spacious and flexible accommodation with 3/4 bedrooms that now requires some updating. The property benefits from a garage and parking for ample cars.

Accommodation

Through the front door, steps lead up to a spacious and bright reception and dining area with two sets of double sliding doors which lead out on to an elevated terrace area that wraps around the house and has lovely views of the gardens. Round the corner from the Reception and Dining room is a well equipped kitchen with cabinets, space for a large fridge freezer, washing machine and cooker and a back door leading out on to the gardens. The kitchen also benefits from a large horizontal window resulting in pleasant views out onto the gardens. Also on this floor is a useful WC and separate shower room and study, ideal for a home office or additional bedroom

On the lower ground floor there are three good sized double bedrooms. Bedroom three has half a partition wall with two doorways into the room either side of the partition wall and therefore could be easily be converted back into two separate bedrooms. Both bedroom one and three benefit from sliding door windows leading out onto the gardens. All the accommodation and layout of the house is very flexible and adaptable to suit whatever is required whether it is additional bedrooms or reception space.

Outside

The gardens are mainly laid to lawn with extensive array of trees, and there is a summer house, 3 greenhouses and a 20ft shed with power and a tranquil pond/water garden. A tarmac driveway provides ample parking along with a separate garage. There is a picturesque stream that borders the gardens.

Viewing

Strictly by appointment with the agents please.

Services

Mains Drainage, Mains Electricity, Gas central heating

Mid Devon District Council, Council Tax Band F

Directions

From Tiverton, proceed north on the A396 and on entering the village of Bolham with the Hartnoll Hotel on your right, turn immediately right up Bolham Lane after approx 0.1 mile the entrance of Quarrenden can be found on your right.



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



Approximate Area = 1740 sq ft / 161.6 sq m
 Garage = 229 sq ft / 21.2 sq m
 Total = 1996 sq ft / 182.8 sq m
 For identification only - Not to scale

Garage
6.35 x 3.33m
20'10 x 10'11

Bedroom 1
5.74 x 3.56m
18'10 x 11'8

Bedroom 2
5.13 x 3.91m
16'10 x 12'10

Bedroom 3
5.16 x 4.07m
16'11 x 15'

Lower Ground Floor

Ground Floor

Sitting / Dining Area
10.13 x 4.39m
33'3 x 14'5

Study
4.11 x 3.25m
13'6 x 10'8

Kitchen
4.67 x 2.94m
15'4 x 9'4

Down

Up

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©incheom 2023. Produced for Stags. REF: 1053723



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	76
England & Wales		EU Directive 2002/91/EC	

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