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1 High Bolham

1, High Bolham, Oakford, Tiverton, EX16 9JY



Bampton: 5 Miles, Tiverton: 10 Miles, M5 (J27)/ Tiverton Parkway Station: 17 Miles

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Charming three bedroom family home set within a third of an acre on the outskirts of Oakford.

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- Three bedrooms
- Kitchen-dining room
- Sitting room and snug/garden room
- Superb gardens and grounds
- Summerhouse
- Paddock, stable & field shelter
- Garage and off-road parking
- Plot of 0.38 acre
- Council Tax Band C
- Freehold

Guide Price £435,000

#### SITUATION

Situated on the edge of Oakford, 1 High Bolham is short distance from the village amenities; The Red Lion public house, village hall and parish church. The small town of Bampton is 5 miles distant, offering a wider range of amenities, catering for most everyday needs with a pub, cafes, newsagents, greengrocers, independent shops and a primary school.

The market town of Tiverton lies approximately 10 miles to the south providing an excellent range of amenities including both private and state schooling, many shops catering for a wide variety of needs, supermarkets, banks/building societies, hospital, leisure centre and golf course.

At Junction 27 of the M5 motorway lies Tiverton Parkway Railway Station, with an intercity link to London Paddington taking approximately 130 minutes, whilst both Exeter and Taunton are within easy commuter distance.

#### DESCRIPTION

A semi-detached family home set on the edge of Oakford, an easy drive to the popular village of Bampton and located just off the southern edge of Exmoor National Park. This 1920s, three bedroom, two reception property offers a lot including charming cottage gardens with further paddock, perfectly suited to rural living with nearby amenities.

#### ACCOMMODATION

The entrance hall with stable door welcomes visitors in to the property. The kitchen/dining room with views overlooking the garden, terracotta tiles and a multi-fuel stove, provide a comfortable and inviting space for meal preparations and entertaining with both family and friends. The kitchen offers cream base units with matching dresser, inset Belfast sink and wooden work surface with freestanding cooker, along with space for further appliances. The dining area offers built in window bench and oak dining table. Within, a well-sized pantry, has utilized the under-stairs cupboard offering further shelving space and storage. The warm and restful sitting room beyond, features varnished oak floorboards and open fire place. The snug/garden room with patio doors out to the garden offers a further reception space for family to gather.

The family bathroom comprises of a bath with shower over, shower screen, built in storage units, heated towel rail, wash basin and WC.

Wooden flooring throughout the first floor gives way to three good-sized bedrooms with the master

bedroom offering dual aspects across the surrounding countryside and storage cupboard. Loft access can be found on the landing, along with a further storage cupboard.

#### GARDEN & GROUNDS

The cottage gardens offer a delightful array of mature plants, shrubs and trees along with parcels of lawn and a selection of seating areas perfect for outdoor dining. A pond and greenhouse are also within the garden.

Additional outside space is offered via the gated paddock, within which lies a delightful summerhouse, field shelter and new wooden 12x14ft stable with overhang to the front. There are additional areas of hardstanding within the paddock.

The garage has dual access with a pedestrian door to the rear and double doors leading out to the private driveway offering parking for four vehicles. Beyond is a useful wood store.

#### SERVICES

Mains water and electricity. Private drainage. Electric heating via storage heaters. Ofcom predicted broadband services - Standard: Download 14Mbps, Upload 1Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council.

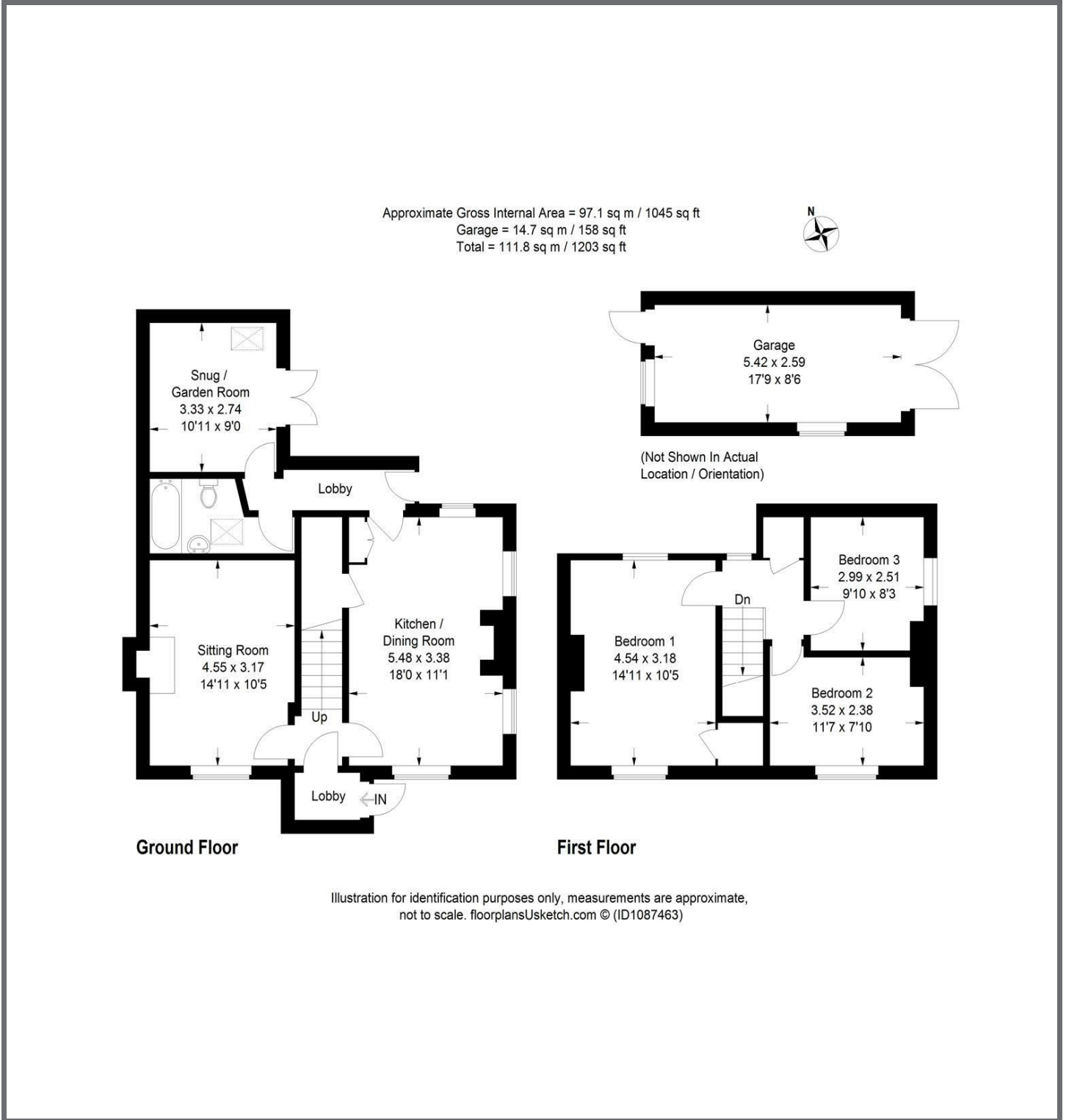
#### VIEWINGS

Strictly by appointment through the agents

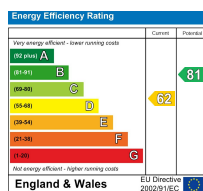
#### DIRECTIONS

From Tiverton take the A396 towards Bampton and pass through Cove. At the Exeter Inn roundabout turn left signposted South Molton and Oakford. Continue past the former 'Black Cat' filling station bearing left over the River Exe and continue up the hill. Go past Hamslade Cross and continue towards South Molton ignoring the Oakford turning. After approximately 1 mile the property will be found on the right hand side into the private driveway.





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.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk