



The Bolt Hole



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West Knowle, Dulverton, TA22 9RU

Dulverton 3 miles. Tiverton 13 miles. South Molton 4.5 miles

A character 2 bedroom character terraced cottage in a rural location with far reaching countryside views, garden and parking. EPC Band D.

- Stunning far reaching countryside views
- Immaculate character cottage
- Sitting room with wood burner
- Kitchen/breakfast room
- 2 Bedrooms
- Well appointed bathroom
- Gardens and patio
- Parking
- Freehold
- Council Tax Band B.

Guide Price £265,000

SITUATION

The Cottage occupies a wonderful semi-rural position on the edge of Exmoor National Park, with stunning views over surrounding countryside and easy access to a network of foot paths.

The delightful town of Dulverton is just 3 miles away and South Molton is 4.5 to the west providing excellent amenities and schooling. Dulverton, well known as 'The Gateway to Exmoor' has a busy community and provides good day to day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. There are also good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

From the property there is good road access to both Tiverton and the motorway junction to the south, as well as the Devon Link Road taking you to the coast in the north.

DESCRIPTION

This delightful character mid-terrace south facing cottage is immaculately presented, having been sympathetically refurbished. Wonderful far reaching views are enjoyed from both the property and the garden. It also benefits from off road parking. It would be equally suited as a full-time residence or as a retreat for holidays and weekends.



ACCOMMODATION

A paved brick path leads to the glazed entrance doors, which lead into the sitting room, which is a lovely cosy room with a corner wood burner, engineered wood floor, stairs to the first floor and under stairs cupboard. The kitchen/breakfast room is beautifully fitted with bespoke wall and base units with slate worktops, hob and eye-level electric oven, space for microwave, washing machine, Belfast sink, tiled flooring, space for a table and views over the garden to the countryside beyond. Glazed doors lead out to the garden.

Stairs lead up to the first floor where there are two bedrooms. Bedroom 1 is a good-sized double room, with south facing views overlooking the front of the property. Bedroom 2 is another double room with views overlooking the garden to the countryside beyond. Also on the first floor is the beautifully fitted bathroom with a white suite comprising low level WC, wash hand basin and bath with shower over.

OUTSIDE

The property is approached by a garden gate into a small garden with a paved brick path leading to the glazed entrance doors. The garden to the rear has a raised decking area, an ideal setting for alfresco dining and from which to sit and enjoy the fantastic views overlooking neighbouring countryside to Exmoor in the distance. Steps lead down to a lawned area with shrubs and plants and a further patio. There is also a timber garden shed. There are two allocated car parking spaces with the property.

AGENTS NOTE

The Bolt Hole benefits from a right of access across the neighbouring property's garden to access the rear garden of the property. The property on the other side also benefits from a right of access across The Bolt Hole's garden to gain access to their rear garden.

SERVICES

Mains electricity and water, private drainage (shared septic tank). Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Mobile data services available. Standard and Ultrafast broadband available. (OFCOM 2026)

Somerset Council Tax Band B. Electric wet central heating with radiators in all rooms.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

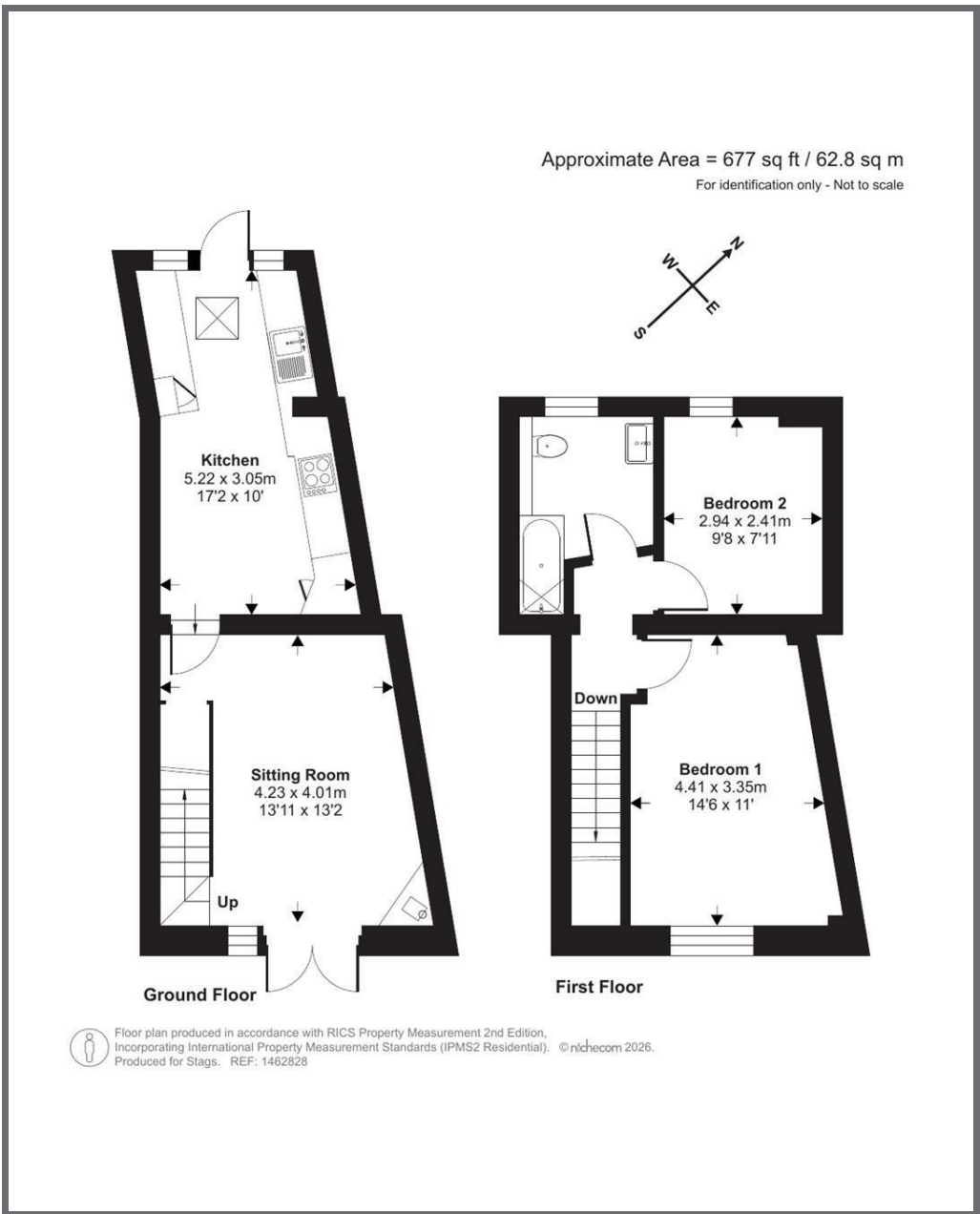
From Dulverton, leave the town over the main bridge and after 400m turn right up Andrews Hill. Continue along this road for 2 miles and just after crossing a stone bridge The Bolt Hole will be found on the right-hand side.

WHAT3WORDS

///refusals.junior.appear



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)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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