



Lythecourt







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Bolham, Tiverton, , EX16 7RL

Tiverton 2 Miles | M5 J25 & Tiverton Parkway Station 8 Miles | Exeter 16 miles

A beautifully presented and improved detached, non-listed, Victorian country house. Just two miles from Tiverton, with country views and accommodation extending to over 5500 Sq. Ft. In all 4.37 acres.

- Detached Non Listed Country House
- Beautifully Presented & Improved
- Feature Kitchen/ Dining/ Living Room
- Blundell's School: 4 Miles/ 7 Minute Drive
- Council Tax Band G
- Over 5500 Sq. Ft. of Accommodation
- Filled with Character & Style
- 7 Bedrooms. 4 Bathrooms
- In All Approximately 4.37 acres
- Freehold

Guide Price £1,350,000

## Stags Tiverton

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@StagsProperty

## SITUATION

The property is very conveniently located just outside of Bolham village, in an elevated position with open views. The village has amenities including a popular primary school and a country house hotel.

Tiverton is just two miles with a range of shops, supermarkets, banking facilities, as well as a leisure centre and hospital. The town offers both private and state schooling for all ages, including the renowned Blundell's School, 4 miles distant, which offers discounts to local students.

Nearby lies the A361 (North Devon Link Road) providing access to the North Devon Coastline to the west, and Junction 27 of the M5 to the East. Tiverton Parkway Train station sits alongside the M5 Junction and offers fast trains to London Paddington within 2 hours.

The cathedral and university city of Exeter is 16 miles to the south offering a extensive range of facilities including an international airport.

## DESCRIPTION

A superbly presented, well maintained and modernised Victorian house filled with charm and character with much of its original grandeur still present. These include an impressive hall with fireplace as well as casement windows, working shutters, picture rails, fireplaces, deep skirtings and high ceilings. The current owners have created a fabulous kitchen/dining/ living room on the southwest side of the house with French windows on to the terrace providing a real contemporary living experience within the period character of the house. The remaining accommodation is spacious and well laid out, providing a large and flexible family space as well as comfortable rooms for guests.

## ACCOMMODATION

The entrance vestibule opens through to a spacious entrance hall offering many period features including a slate hearth and cast-iron stove. Timber floors run through to the central hallway expanding the spacious entrance way, drawing you into the property. The bespoke, triple-aspect, open plan kitchen/ breakfast/ sitting room lies to the southern side of the property with windows and French doors overlooking the terrace, formal lawns and views beyond. The kitchen offers shaker-style wall and base units, inset Rangemaster cooker and integrated appliances. The central island offers an inset sink, storage units and wine fridge, as well as an informal seating and dining area. Beyond that, the sitting room offers a woodburning stove. French doors to the west and south aspect lead out to the wrap-around terrace, whilst window seats within sash windows offer idyllic indoor seating within. The formal dining room sits off the central hallway with wood burning stove and ample space for a large dining table and chairs. The northern end of the property offers more informal spaces; a useful family snug with wood-burning stove, well-proportioned utility room with in-built storage and space for additional appliances, a store/ plant room and boot room with storage and external access.

In all, the formal areas of the ground floor offers a superb space for indoor entertainment, gatherings and events, whilst the remaining ground floor provides the opportunity to have an informal entrance for day to day living and all family needs.





The main, turning staircase rises from the central hallway to the spacious first floor landing giving access to five bedrooms and the rear landing with bathrooms. All bedrooms are spacious in size and offer wonderful views across surrounding countryside. Bedrooms 1 & 2 benefit from ensuite bathrooms, both with freestanding roll-top baths, separate shower units, wash basins and WCs. Both ensuites have independent doors allowing for them to be utilised as family bathrooms, if required. Bedrooms 2 & 3 benefit from built-in storage and feature fireplaces. A further family bathroom can also be found on this level, comprising of bath and shower unit, with a separate cloakroom with wash basin and WC.

A further staircase from the rear hall also leads up to the first-floor rear landing and continues to the second floor, giving access to a further two bedrooms and family shower room.

#### OUTSIDE

Elevated within the site the property overlooks its land which is loosely divided into areas of formal lawns, kitchen garden with polytunnel, wild meadow and orchard. All interspersed with specimen trees and shrubs. To the side of the house is a courtyard of buildings providing storage and workshop space and potentially a pony stable. These outbuildings also offer excellent scope for conversation, subject to necessary planning consents.

The wide terrace runs along the west side of the property commanding views over the Exe Valley and surrounding farmland, a stunning dining and entertaining space adjoining the kitchen.

The shared drive entrance splits off to sweep around to the rear of the property providing ample parking and turning space with a EV charging point.

#### SERVICES

Mains electricity. Private Water via borehole and private drainage via sewage treatment plant. Oil Fired Central Heating. EV Charging Point.

Ocom predicted broadband services - Standard & Ultrafast available.

Ocom predicted mobile coverage: External (variable) – EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

Since 2020, the existing vendors have carried out works to improve the energy efficiency of the property, to include; zoned heating controls, updating of some radiators and the addition of loft insulation.

#### VIEWINGS

Strictly by appointment only through the agents, Stags.

#### DIRECTIONS

From the M5 Junction 27, travel westbound along the A361/ North Devon Link Road. Upon reaching Bolham roundabout, take the 3rd exit onto the A396 signposted Bampton/ Dulverton/ Wiveliscombe. Continue northbound for approximately 1.2 miles, passing through Bolham, where the driveway can be found on the right-hand side.





Total area: approx. 526.3 sq. metres (5665.4 sq. feet)  
Plan produced using PlanIt



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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	41	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



