

8, Fore Street, Tiverton, Devon, EX16 6LH



Catbells Bolham, Tiverton, Devon, EX16 7RB

Guide Price £650,000

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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Catbells Bolham, Tiverton, Devon, EX16 7RB

A traditionally styled stone house built in 1998, set within the village of Bolham and moments from the Knightshayes Estate's woodland and parkland walks. The property stands in generous gardens of around 0.4 acres and offers practical living space, a garden office and straightforward access to Tiverton, the M5 and rail links.



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EPC C



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- **Attractive stone built home (1998) set behind private gates in the centre of Bolham**
 - **Surrounding gardens of 0.4 of an acre, with elevated seating and Exe Valley views**
 - **Spacious sitting room with stone fireplace and patio doors to the garden**
 - **Study/optional fourth bedroom on the ground floor**
 - **Detached garage and ample driveway parking**
 - **A rare combination of privacy, space and convenience near Tiverton**
 - **Garden office/studio with peaceful countryside outlook**
 - **Kitchen, dining room, utility, pantry and ground floor shower room**
 - **3 double bedrooms upstairs, including main bedroom with en-suite**
 - **Immediate access to Knightshayes Estate footpaths, woodland and parkland**
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Catbells is an elegant, stone-built home set in the heart of Bolham, a peaceful village bordering the National Trust's Knightshayes Estate. Built in 1998 with traditional materials, it sits discreetly behind wooden gates, enjoying privacy, generous parking and a detached garage, having been sympathetically designed to blend in with the period cottages opposite.

The gardens are a defining feature of the property. Wrapping around the house and rising onto the old railway embankment, they create a sequence of beautifully varied outdoor spaces. The elevated embankment offers a sheltered vantage point with a charming outlook across the Exe Valley — a favourite place to sit and enjoy the abundant birdlife. In total, the grounds approach 0.4 of an acre, with sweeping lawns, mature planting and a sunny terrace behind the house. Nestled within the garden is a dedicated office/studio, providing a peaceful workspace or creative retreat with a countryside backdrop.

Inside, the accommodation is thoughtfully arranged and filled with natural light. The sitting room is a generous, welcoming space centred around a stone fireplace, with patio doors opening directly onto the terrace. The kitchen and dining room work harmoniously together, the latter enjoying a bright, south-facing aspect. A utility room, pantry and ground-floor shower room add everyday practicality, while a further room on this level — currently a study — has previously served as a fourth bedroom.

Upstairs, three comfortable double bedrooms include a main bedroom with en-suite. The first-floor landing is notably spacious, originally designed to allow for the creation of a fourth bedroom if desired. A family

bathroom completes the accommodation.

Bolham is a warm, close-knit village with a primary school and the well-regarded Hartnoll Hotel — just a minute's walk from the front gate. The neighbouring Knightshayes Estate offers miles of footpaths, woodland trails and open parkland, all easily accessed from the house. Beyond the estate lies The Lost Kitchen in Chettiscombe, a hugely popular and beautifully positioned local venue.

Tiverton lies a short distance to the south, providing everyday shopping, leisure facilities and well-regarded schooling. The A361 offers swift access to the M5 at Junction 27 and Tiverton Parkway station, with direct rail services to London.

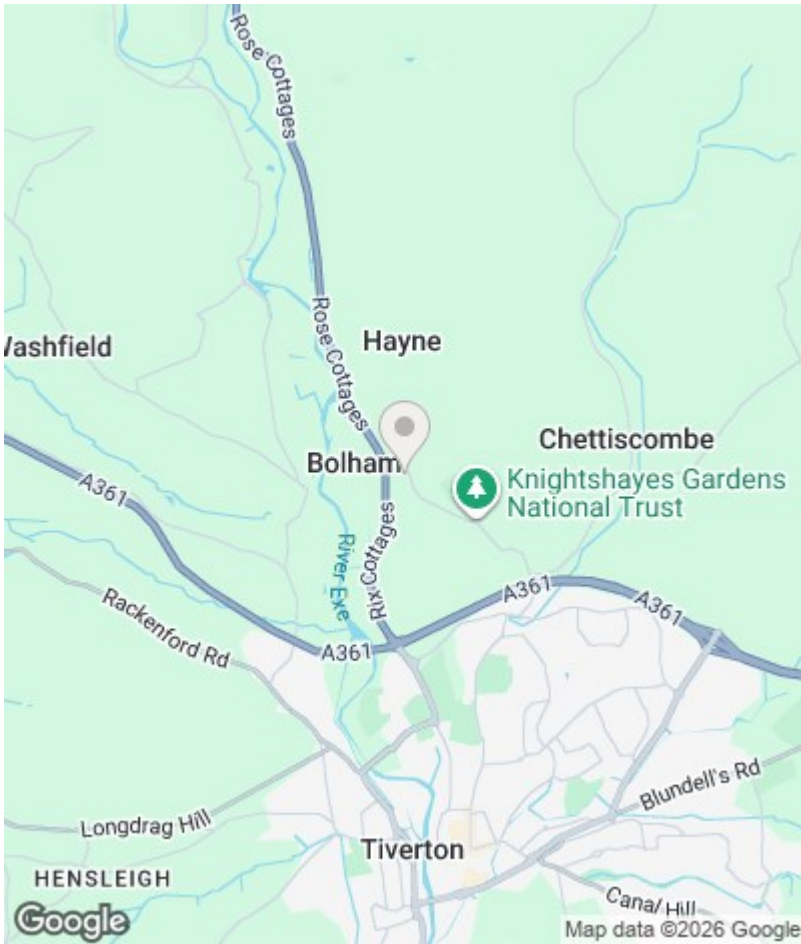
Catbells offers a rare combination: a well-built home in a peaceful village setting, generous gardens, a superb garden office and countryside walks on the doorstep — all within easy reach of transport links and local amenities.

Tenure:
Freehold

Services:
Mains electricity, gas, and water. Private drainage.

Council Tax:
Band F

Local Authority:
Mid Devon District Council 01884 255255



Directions

From Tiverton take the A361 heading towards Bampton. When in Bolham, take the right turn signed Knightshayes. Follow this road under the old stone bridge and the property can be seen on the right hand side.

Viewings

Viewings by arrangement only.
Call our Tiverton on 01884 253500 to make an appointment.

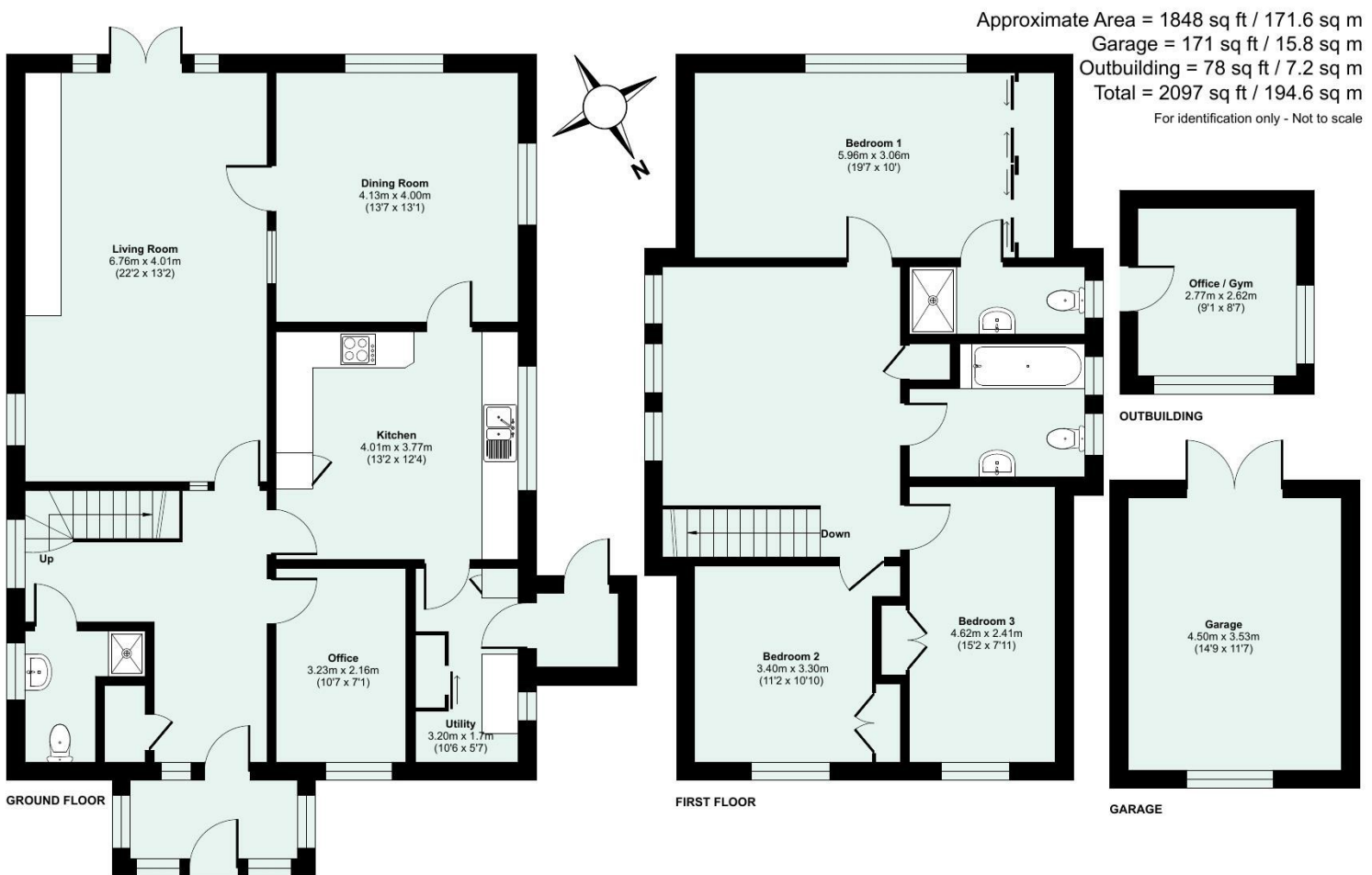
EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
		75	82
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC	





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