



Bond
Oxborough
Phillips

Changing Lifestyles

1 High Bolham
Oakford
Tiverton
Devon
EX16 9JY

Asking Price: OIEO £425,000

Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Changing Lifestyles



Welcome to 1 High Bolham, Located near the beautiful historic parish of Oakford, just north of Tiverton and close to Exmoor National Park, this property offers a peaceful retreat with an abundance of charm.

When I visited High Bolham, I was immediately struck by the beauty of the gardens and paddock. They are truly stunning and have been carefully established by the current owner. To the northeast of the property, the grounds are home to a wide variety of mature plants, trees, and shrubs. Beyond this lies a large paddock area with a stable block, hard standing, and sculpted areas perfect for greenhouses or polytunnels. From the property's snug, there is access to a terraced area, offering side access to the rear of the home. This terrace is ideal for alfresco dining, providing a perfect setting for outdoor meals.

Beyond the formal gardens at the front, there is a gravel parking area, with a gated entrance to the paddock, all enclosed by mature hedging.

The living space within the property exudes both elegance and comfort. The snug, believed to be the old pump room, offers a cozy retreat, while the sitting room features a beautiful open fire. The well-appointed kitchen and dining room are complemented by an inviting log burner, creating a warm and welcoming atmosphere. Additionally, the ground floor includes a well-equipped family bathroom, offering comfort and convenience for all.

The first floor accommodates all three bedrooms. The master bedroom enjoys views across the neighboring fields, while two further bedrooms provide ample accommodation for family or guests.

Situated in the peaceful area of Oakford, yet close to the charming town of Tiverton, this remarkable property offers a tranquil lifestyle while maintaining easy access to a variety of amenities. Residents will enjoy the serene surroundings and the vibrant opportunities for walks in Exmoor, just a short drive away.

For those seeking effortless connections, the property is located away from major conurbations, offering a slower pace of life. It's ideally situated for a visit to the local pub and is easily accessible from Exeter and London via Tiverton Parkway Station, offering a swift and direct transportation link. Whether you're looking for a serene countryside retreat or easy access to vibrant coastal towns and recreational opportunities, this beautiful home in Oakford offers the best of both worlds, making it an exceptional choice for discerning buyers.

Each time I visited, I felt very welcome and comfortable, and I would highly recommend you come and see for yourself if this could be your new home. We look forward to meeting you.





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



Changing Lifestyles

01805 624 426
torrington@boproperty.com

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



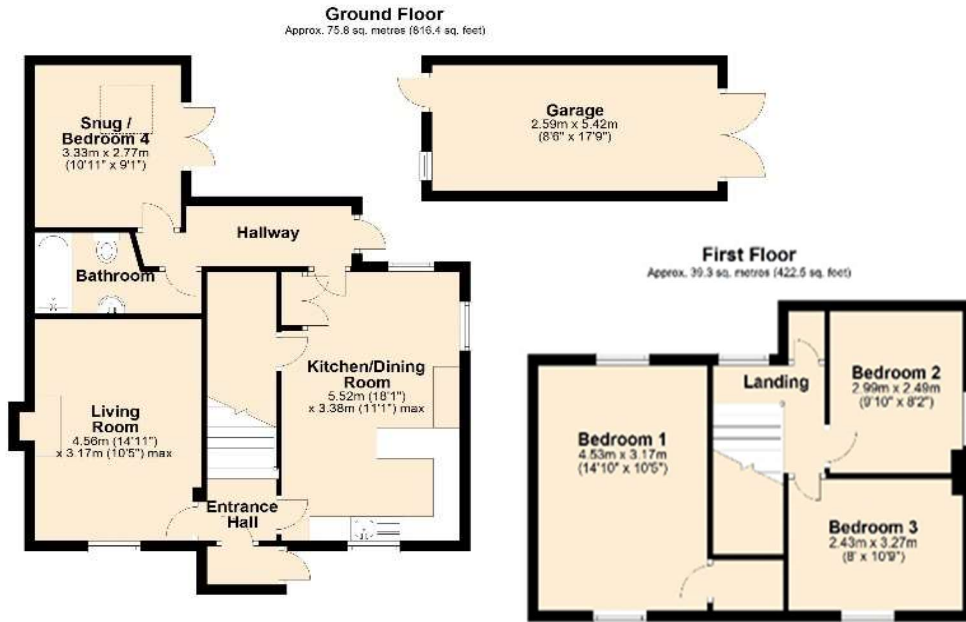
Changing Lifestyles

01805 624 426
torrington@bopproperty.com

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



Floor plan – EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the South Molton Link Road Roundabout, take the 3rd exit onto the A361. Continue straight for 1.2 miles, then take the next left onto the B3227. Follow the B3227 and take the first exit. After a short distance, 1 High Bolham will be located on your left.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

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

Changing Lifestyles

We are here to help you find and buy your new home...

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

Have a property to sell or let?

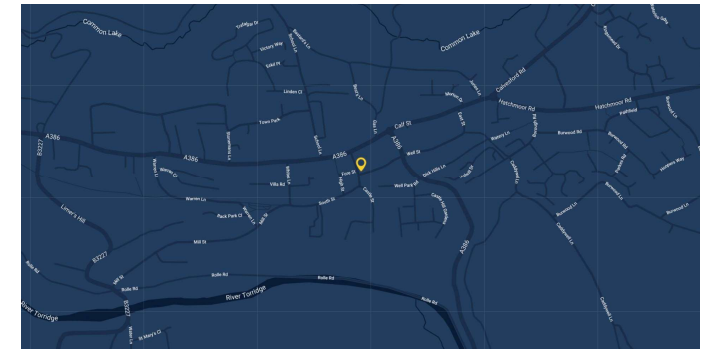
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

01805 624 426

for a free conveyancing
quote and mortgage advice.

Office photo to follow
shortly



Changing Lifestyles

01805 624 426
torrington@boproperty.com