



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 High Bolham  
Oakford  
Tiverton  
Devon  
EX16 9JY

**Offers in excess of: £425,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)



- Delightful three / four bedroom cottage
- Plot approaching 0.4 acres
- Beautiful cottage gardens
- Off road parking and garage
- Separate reception rooms
- Upgraded electric heating
- Log burning stove and open fireplace
- EPC: D
- Council Tax Band: C



### Hidden in Plain Sight

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 poly tunnels. 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 cosy 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.



## Changing Lifestyles



The first floor accommodates all three bedrooms. The master bedroom enjoys views across the neighbouring 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.

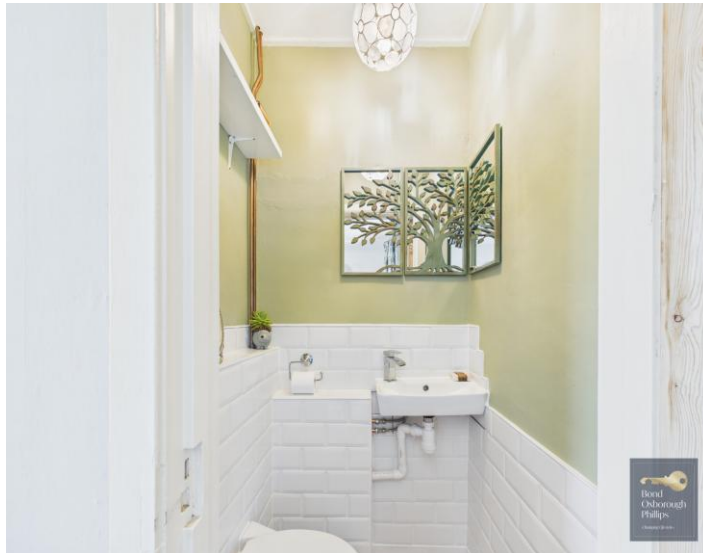
For those seeking effortless connections, the property is located away from major conurbations, offering a slower pace of life. It's ideally situated for a visit to the local pub and is easily accessible from Exeter and London via Tiverton Parkway Station, offering a swift and direct transportation link. 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.





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## 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.

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

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Oxborough Phillips Sales &  
Lettings on

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for a free conveyancing  
quote and mortgage advice.

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