



Offers In The Region Of £650,000

4 Bedroom Detached House for sale

Greenwood Bolham, Tiverton



EweMove
SALES AND LETTINGS



Overview

Nestled in the heart of Bolham, Tiverton, this immaculate stone country cottage offers a harmonious blend of period charm and contemporary living, set within beautifully maintained gardens and surrounded by breathtaking countryside vistas.

Believed to have been constructed around 1910, this former workers cottage of the Knightshayes Estate displays quintessential character features – striking high ceilings, generously proportioned rooms, and elegant, large windows ensure abundant natural light and an undeniable sense of space. Recently renovated to an exceptional standard, the home is a testament to both quality craftsmanship and impeccable presentation.

SOME IMAGES HAVE BEEN STAGED TO ASSIST THE BUYER



Key Features

- STONE-BUILT COUNTRY COTTAGE
- CHARACTER PERIOD FEATURES
- 4 - WELL PROPORTIONED BEDROOMS
- 2 RECEPTION ROOMS - BAY WINDOWS
- SYMPATHETICALLY EXTENDED
- LOVINGLY RENOVATED
- STUNNING GARDENS
- PRIVATE GATED DRIVEWAY
- WHAT3WORDS///otherwise.cabbages.action









Nestled in the picturesque village of Bolham, just a short stroll from the lush parklands of Knightshayes Court National Trust, this enchanting stone-built country cottage is the very definition of rural charm combined with easy access to Tiverton town. The current vendor is reluctantly offering this home to market due to ill health, requiring a single story home.

Lovingly renovated and presented in immaculate condition, the property offers over 1,700 sq ft of versatile and spacious accommodation, making it ideal for families, those working from home, or anyone seeking a peaceful retreat surrounded by beautiful countryside.

Believed to have been built circa 1910, this cottage showcases classic period features such as high ceilings and large windows, ensuring every room feels bright and airy. A generous entrance leads into two handsome reception rooms at the front, both offering an abundance of natural light and delightful garden views. The sitting room is a comfortable space for cosy evenings, while the impressive dining room can effortlessly host family gatherings or dinner parties.

A substantial extension to the rear adds to the cottage's flexibility, offering a modern kitchen-dining room, convenient utility, and a sleek ground floor shower room. The inviting garden room/lounge boasts a large patio door that frames vistas across the mature gardens, with stairs rising to a versatile first-floor office or fourth bedroom-complete with plumbing in place for an optional ensuite, creating the potential for a private guest annex or creative studio.

On the first floor of the main house, the light-filled landing leads to three well-proportioned bedrooms and a beautifully updated family bathroom featuring a bathtub and separate shower. Gorgeous views can be enjoyed from many of the cottage's rooms, taking in rolling fields and surrounding countryside.

Accessed by a private gated driveway with plentiful parking and turning space, the property also includes a substantial outbuilding-offering superb potential for storage, hobbies, or workshop space-as well as a newly constructed covered seating area for relaxing outdoors. Wonderfully curated, the mature gardens wrap around the house, adorned with flowering borders and established shrubs. An enchanting brick-built barbecue/fire pit is perfect for al fresco entertaining, providing the ideal focal point for gatherings throughout the changing seasons.



Bolham itself sits at the gateway to the most scenic section of the Exe Valley, presenting endless opportunities for walking and exploring, from meandering along the Exe to venturing north towards Exmoor's wild landscapes. Within the village is a sought-after primary school, and just a short stroll away is the highly regarded Hartnell Hotel and Spa-renowned for both fine dining and pampering afternoons. For those who appreciate outdoor pursuits, national trust parkland, intricate woodland walks, and tranquil picnic spots are all practically on your doorstep.

To fully appreciate the space, charm, and stunning setting this property offers, a viewing is strongly advised. Step inside and discover a beautifully renovated country cottage ready to become your next home. This Schedule your visit today.

Floorplans



Floorplans



EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Marketed by EweMove Tiverton

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