



Bolham, Tiverton, EX16 7RB

A beautifully designed four-bedroom detached home blending traditional stonework with modern elegance, Catbells offers spacious living, stunning countryside views, and a peaceful village setting in the heart of Devon—all within easy reach of local amenities.

Winkworth

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DESCRIPTION:

Catbells is an individually built, detached modern home of superior design and quality, constructed in 1998 and occupying a approximately 0.4-acre plot. This distinctive residence seamlessly blends traditional stone construction with contemporary features, offering a rare combination of character, comfort, and modern living.

Set within a picturesque and highly desirable Devon village, the property enjoys a peaceful rural setting while remaining within easy reach of local amenities and transport links. The spacious, light-filled interiors are thoughtfully designed and finished to a high standard throughout.

At the heart of the home is a bespoke kitchen and breakfast area, opening onto a large south-facing dining room with double-aspect windows. The elegant living room features a beautiful stone fireplace and garden views, creating a warm and welcoming atmosphere. Additional features include a utility room, pantry, and abundant storage throughout.

The home offers four generously proportioned bedrooms, ideal for family living or hosting guests. The principal bedroom is a true retreat, complete with a stylish en-suite bathroom and serene garden views. The remaining bedrooms are all double-sized, each offering ample natural light, flexibility of use, and generous storage—perfect for children, guests, or as dedicated

hobby spaces. One of the bedrooms also presents an ideal opportunity

for a home office or private study, depending on your lifestyle needs.

OUTSIDE:

Externally, the property is surrounded by extensive gardens and a generous sun terrace, perfect for outdoor living. A gated private driveway provides parking for three vehicles. Completing the offering is a separate garden office with double-aspect countryside views—ideal for remote working in peace and privacy.

Catbells presents an exceptional opportunity to acquire a distinctive and versatile family home in a charming village location—offering both tranquility and convenience in the heart of Devon.

Council Tax: Band F - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Ultra-Fast Broadband Available Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

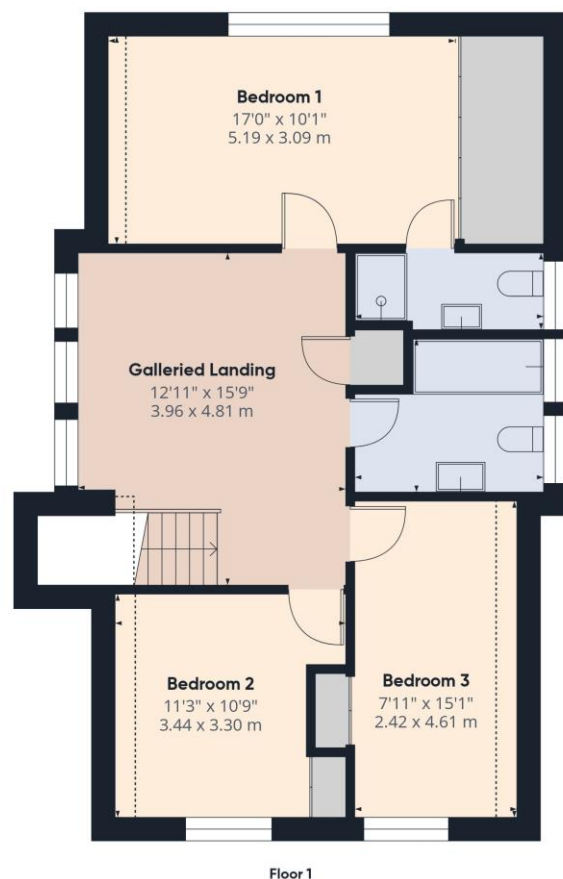


AT A GLANCE:

Detached
Spans over 0.4 Acre
Separate kitchen and dining room
Generous sized lounge
Three double bedrooms upstairs
Grounds around the property
Outside office
Parking for multiple vehicles
Garage

PROPERTY INFORMATION:

Freehold
Council tax Band: F
Mains electric, gas, water and drainage.



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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