



Lampton Court Littleham, Nr Bideford, Devon, EX39 5HT

Guide Price £885,000

- Fabulous Countryside Views
- Modern Fitted Kitchen
- Short Distance to Amenities
- Internal Viewing Highly Recommended
- Stunning Character Features
- Seven Spacious Bedrooms
- Stone Outbuildings
- Approximately 2 Acres Of Land
- Adaptable Accommodation
- Ample Off Road Parking

Lampton Court

Lampton Court offers a rare opportunity to buy part of this historic and impressive period property. Situated in an idyllic south facing location it is approached via a long sweeping private woodland driveway, set on a hillside overlooking terraced gardens and rolling countryside. The grand character property is semi detached property has been completely remodelled throughout to provide stylish accommodation in immaculate order. It offers first class modern accommodation yet retains much of it's 1930's charm with period features including an impressive feature staircase along with timeless stain glass windows.

Offering seven large bedrooms, five being en-suite, it is suited as a large family home as well as offering other opportunities such as potentially being a large holiday home. Outside the well tendered gardens are terraced with various lawns, well stocked flower beds and a range of stone outbuildings, all offering huge potential. There is an abundance of outdoor space measuring approxiametly 2 acres, with a wooded area and plenty of parking with gravelled driveway and stone walls offering privacy and a seclusion from the neighbouring properties. Internally this property really has to be seen to be appreciated and has been lovingly lived in as a family home. The property is set on a hillside approximately 3 miles south of Bideford and 2 miles east of Littleham village.



Council Tax Band: E



Introduction

On entering the property, you step inside an impressive orangery which leads to a large vestibule which all the living rooms lead off from. The feature lounge offers wonderful countryside views and has a wood burner, making this the perfect social space year-round. There is a further large reception room that is currently utilised as a playroom. The magnificent kitchen is well equipped with two ovens, a large island with an induction hob, American style fridge freezer and integrated dishwasher. The dining room offers a great space for formal dining. The property benefits from a further snug/family room with wood burner, perfect for kicking back and relaxing after a busy day. Downstairs also offers a utility, office and two WC's. Reached via the ornate staircase and real feature of the home, the first floor comprises of seven large bedrooms, five of them with ensuite's. The master is a particular impressive feature room with walk in wardrobe, separate shower room and separate bathroom with a roll top bath and WC and magnificent views over the grounds and countryside beyond.

Entrance Hall

15'3" x 6'3"

WC

6'3" x 5'2"

Orangery

22'10" x 6'5"

Vestibule

20'0" x 13'1"

Lounge

27'2" x 22'0"

Playroom

25'11" x 19'0"

Dining Room

19'1" x 10'8"

Kitchen

24'10" x 14'2"

Family Room

14'2" x 11'11"

Utility Room

14'9" x 8'11"

WC

9'10" x 5'1"

Office

9'8" x 8'5"

First Floor

Bedroom One

21'9" x 18'4"

Ensuite

7'10" x 7'1"

Shower Room

5'6" x 5'4"

Bedroom 2

20'8" x 15'4"

Ensuite

6'7" x 5'4"

Bedroom 3

11'10" x 10'8"

Ensuite

10'10" x 5'3"

Bedroom 4

16'6" x 14'8"

Ensuite

7'6" x 4'6"

Bedroom 5

16'4" x 12'11"

Ensuite

7'6" x 4'6"

Bedroom 6

21'1" x 18'5"

Bedroom 7

16'5" x 11'11"

Outside

The property is accessed via a recently resurfaced shared driveway, which is lined with greenery and leads to a spacious chipped area, offering ample off-road parking for multiple vehicles. Nestled within beautifully matured grounds, the estate extends to approximately two acres, providing a serene and private setting. The south-facing aspect ensures abundant natural light throughout the day, ideal for enjoying the outdoors. The grounds also feature two charming stone outbuildings, perfect for storage or potential conversion, along with a generously sized storage shed, enhancing the property's practicality and appeal.

Services

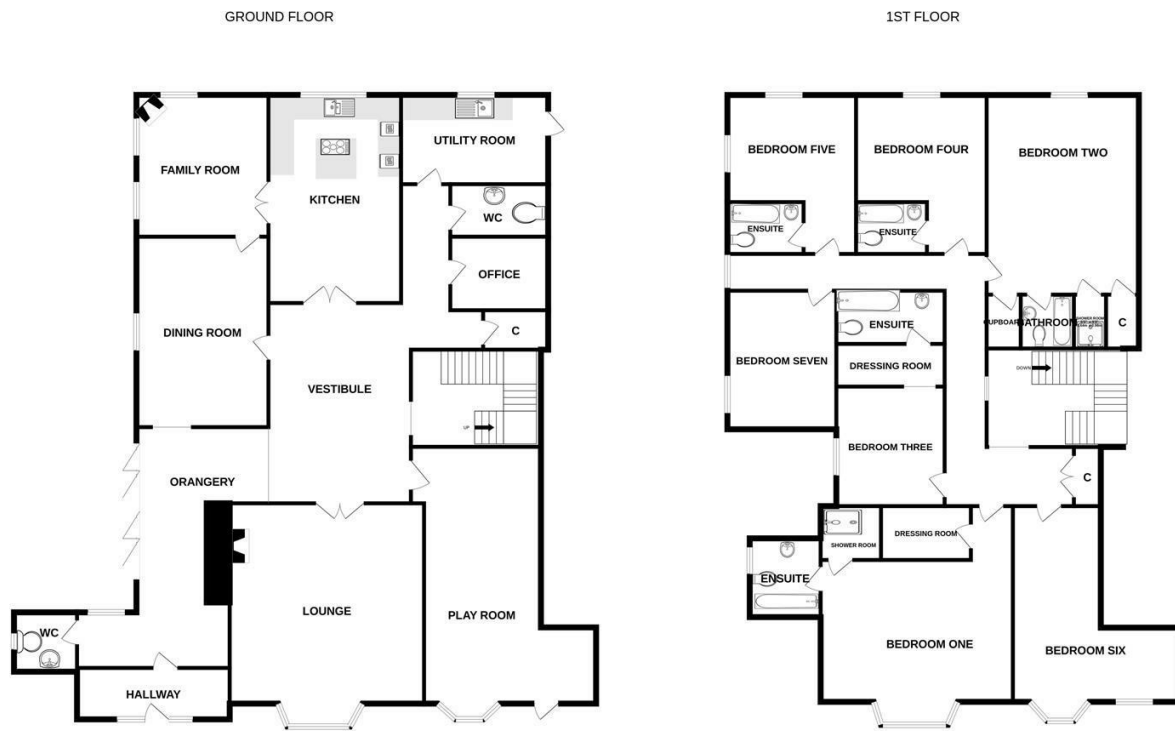
Oiled fire central heating (new system installed around 5 years ago) mains water, private sewage.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office on Bideford Quay, proceed in the direction of Torrington for approximately one and a half miles. Upon reaching Landcross turn right signposted Buckland Brewer/Littleham. Follow the road along for about a mile and a half where you will see Heale House clearly signposted on your right hand side. Follow the road up to Heale House where Lampton Court will be found next door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	