



Lion House







# Lion House Castle Street

Bampton, , EX16 9NS

Tiverton: 7.6 miles, M5/J27 Tiverton Parkway Station: 14.3 miles, Exeter: 21.4 miles

A beautifully presented four double bedroom home situated in the heart of the popular village of Bampton with off street parking and a private garden.

- Newly renovated four-bedroom home
- Over 2300 sq ft of flexible accommodation
- Four double bedrooms
- Popular Village Location
- Walled Garden
- Two spacious reception rooms
- Immaculately finished
- Off street parking
- Council Tax Band D
- Freehold



Asking Price £525,000

## Stags Tiverton

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## The London Office

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@StagsProperty

## SITUATION

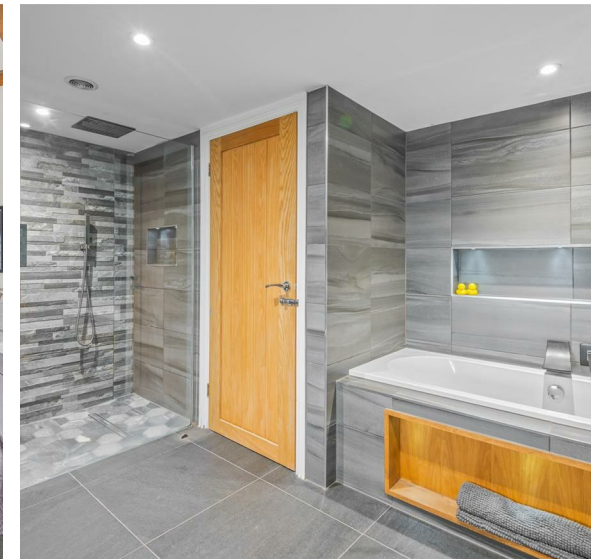
Bampton is a charming and historic village located in the heart of Mid Devon and is surrounded by rolling hills and beautiful countryside, it is a popular destination for those seeking a peaceful and idyllic lifestyle. The village is steeped in history and boasts a wealth of stunning architecture, including a magnificent church that dates back to the 15th century. Bampton is also known for its picturesque streets and quaint thatched cottages, which lend a quintessentially English feel to the village. Visitors can take a stroll along the high street, which is lined with charming independent shops and traditional pubs, offering a warm welcome to locals and visitors alike.

Within easy reach is the larger town of Tiverton which boasts both private and state schooling, major banks and building societies, and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

## DESCRIPTION

Upon entering Lion House there is a bright and spacious kitchen. The kitchen is fitted with a range of base and wall units with brushed chrome handles, Lamona integrated appliances that includes dishwasher, fridge freezer, electric oven and microwave. There is also a large central island with induction hob and extractor fan as well as seating for four people. There is also a large under stairs cupboard in the kitchen with plumbing for a washing machine.

Set off of the kitchen is the main sitting room with ample space for seating, dual aspect and a recessed space for a 75 inch TV. Following on through from the kitchen set behind oak sliding doors is the formal dining room with a large area for seating suitable for over 10 people. Beyond this is another sitting room, currently being used as 'pool room'/bar. At the far end of the ground floor is the ground floor double bedroom with fitted wardrobes and ensuite bathroom. The ensuite comprises of a bath with shower over, bespoke basin, wall mounted mirror and WC.





The first floor is split into two areas and is accessed via two separate hand crafted turned oak staircases. The main area on the first floor houses the master bedroom with vaulted ceilings and exposed A Frames as well as fitted wardrobes. The second bedroom is a spacious double with dual aspect. The family bathroom comprises of a walk in shower with black slate split face style tiling, bath, WC and basin.

The third bedroom is set off of a staircase set in the kitchen and provides the opportunity for multi-generational living or income potential via holiday letting. It is separate from the other sleeping accommodation and is a well proportioned double with ensuite shower room.

### OUTSIDE

The property is set in a walled garden behind rolling gates which provides off street parking for one vehicle. There is a large paved terrace that is perfect for al fresco dining and entertaining. Next to the terrace is an area of AstroTurf grass and a wooden shed that houses the oil tank.

### AGENTS NOTE

Under the Estate Agents Act we disclose that the vendor of this property is an employee of Stags.

### SERVICES

Oil fired central heating, mains electricity, water and drainage.

### VIEWINGS

Strictly through the agents, Stags Tiverton.

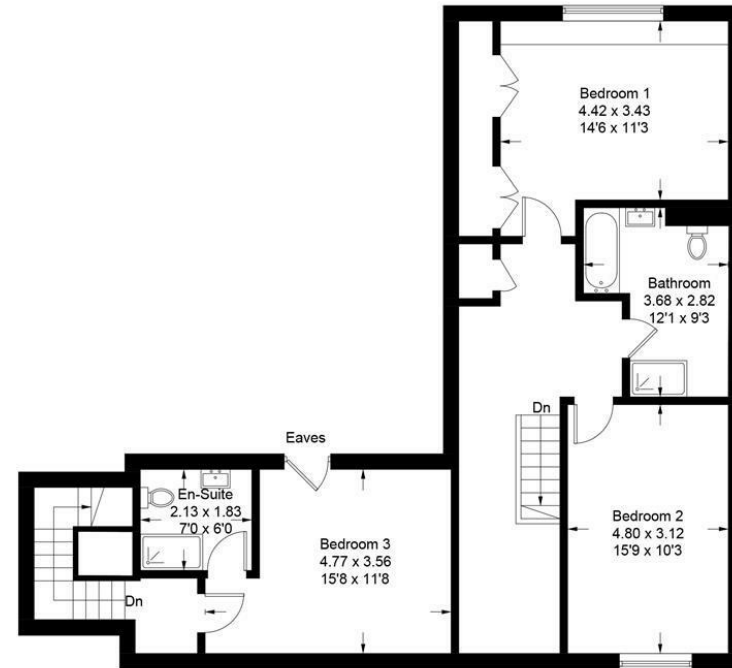
### DIRECTIONS

From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ Wiveliscombe. Remain on the A396 passing through the village of Cove and upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton/ B3227. Continue along this road for approximately 1 mile and as the road bears left continue down Briton Street and continue along onto Brook Street. Turn left at the end of Brook Street onto Fore Street and then turn right onto Back Street. Continue on Back Street for approximately 50 meters where the property can be found on the left.

Approximate Gross Internal Area = 217.2 sq m / 2338 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID998656)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



