



Westlake House







# Westlake House

Bampton, Tiverton, Devon, EX16 9HU

Tiverton 8.9 miles, Tiverton Parkway 13 miles, Exeter 24.5 miles

A spacious detached three-bedroom barn conversion with separate two-bedroom annexe set in picturesque grounds of 5.69 acres.

- Three double bedrooms
- Separate self contained office
- High specification kitchen
- A range of useful outbuildings
- Ensuite bathrooms throughout the main house
- Detached two-bedroom annexe
- Set in a plot of 5.69 acres
- Gated private entrance and driveway
- Council Tax Band G
- Freehold

Guide Price £1,275,000

## Stags Tiverton

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@StagsProperty

## SITUATION

Westlake House, located just over a mile west of Bampton and south of Exmoor National Park, offers rural tranquillity in a prime location. The Tiverton Parkway railway station provides two-hour trips to London Paddington, and the M5 Junction 27 is 15 miles away for easy road access. Exeter Airport offers flights, including a direct route to London City Airport. Bampton, has shops and eateries, while Exeter is 25 miles south for more options. Dulverton is a 10-minute drive to Exmoor, and Devon beaches are about 50 minutes away. Excellent state and private schools are within easy reach.

## DESCRIPTION

Westlake House is set down a private driveway and is an immaculately presented three-bedroom barn conversion with detached two-bedroom annexe with a spacious plot of 5.69 acres. The primary residence comprises of three double bedrooms, a self contained separate office, modern kitchen, formal dining room, sitting room, garden room and utility. There is a further two-bedroom detached barn conversion currently being used as ancillary accommodation to the main house but providing the facility for holiday letting or longer term letting. This property comprises of two double bedrooms, bathroom and an open plan kitchen/living room. There is garaging and parking for multiple vehicles with a range of useful outbuildings within the grounds.

## ACCOMMODATION

This barn conversion offers an exquisite blend of contemporary luxury and classic architectural features. Ornate coving and ceiling roses adorn many of the rooms, adding an elegant touch to the interior. Multiple rooms benefit from a double or triple aspect, bathing the living spaces in natural light and providing picturesque views of the surrounding landscape.

The ground floor welcomes you with a spacious entrance hallway, setting the tone for the rest of the accommodation. The sitting room seamlessly connects to the garden room, featuring bifold doors that open onto a delightful patio/entertaining space, creating a harmonious indoor-outdoor flow. A convenient cloakroom is also found on this level.

The newly fitted kitchen/breakfast room is a culinary haven, equipped with a wide array of modern appliances. Adjoining the kitchen is a practical utility room, enhancing the functionality of this space. Adding to the versatility of this property, the ground floor includes a separate, self-contained office space with its own external access.

Moving to the first floor, you will discover three generously proportioned double bedrooms, each boasting its own en-suite bathroom. The highlight is the expansive master bedroom, which has recently been upgraded with a beautifully re-fitted en-suite bathroom, ensuring your comfort and relaxation. The size and location of the en-suites to bedrooms one and two would provide potential for additional bedroom accommodation to be created if required.





### WESTLAKE BARN

Westlake Barn has been tastefully converted, boasting oak features and a combination of under-floor and traditional heating for comfort. Inside, an open-plan living area that seamlessly integrates a well-equipped kitchen/dining room into the day-to-day living space. The cottage comprises two well-proportioned bedrooms, a contemporary bathroom, a separate cloakroom and the convenience of private parking.

Westlake Barn offers versatility, serving as an ideal annex to the main house for accommodating extended family or guests. Alternatively, it presents an excellent opportunity to generate additional income through holiday rentals, making it a valuable asset within the Westlake House property.

### GARDENS & GROUNDS

The exquisite gardens and grounds of Westlake House offer captivating views of the formal gardens, neighbouring lake and the picturesque countryside surroundings. The rear of the property boasts a spacious, sun-drenched enclosed walled patio with a built-in barbecue, accessible from both the kitchen and sitting room, leading to raised lawns. At the front of the house, you will find an expansive patio ideal for entertaining, alongside level lawns and a deck overlooking the neighbouring lake. The property's borders are graced by a serene stream and a pathway leading through a charming woodland area adorned with mature British trees such as Rowan, Beech, and Oak, eventually leading to a pasture/paddock. Additionally, there's a convenient parking and turning area off the driveway, complete with an open-fronted lynch store and garage.

### SERVICES

Electric - Mains connected & PV panels with a feed in tariff. The annexe has a separate electricity supply.

Water - Shared private water via Borehole located on neighbours property. Mains water available.

Drainage - Shared private drainage via recently upgraded treatment plant. .

Main House - Oil fired heating.

Cottage LPG for heating and hot water, and a separate phone line with fibre broadband available.

### VIEWINGS

Strictly by appointment only through the agents, Stags, on 01884 235705.

### DIRECTIONS

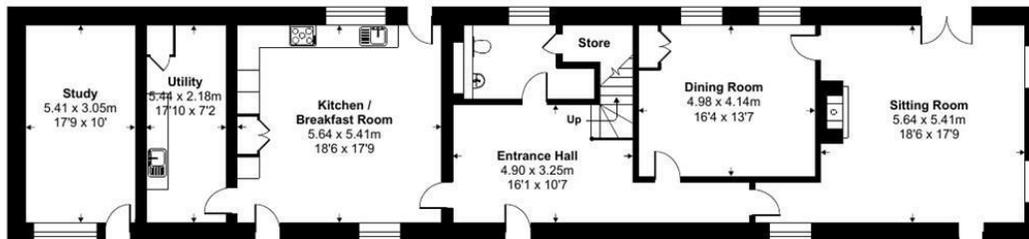
From Tiverton proceed on the A396 towards Bampton, passing through Bolham and Cove. At the roundabout by the Exeter Inn take the first exit and proceed along the A396 for approximately 2 miles. Take the right fork, signposted Minehead/ Dulverton/ Oakfordbridge, and immediately take the right to Bampton on the B3227. After half a mile the driveway will be on your left-hand side.

Approximate Area = 4608 sq ft / 428 sq m (Includes Annexe / Garage And Excludes Carport)

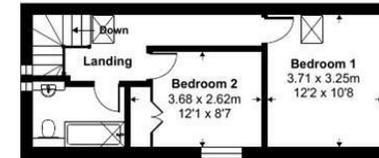
For identification only - Not to scale



First Floor



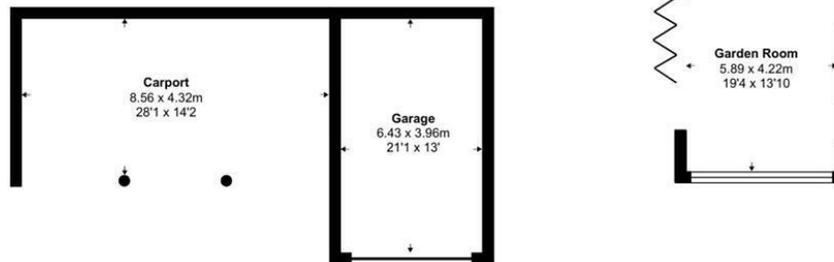
Ground Floor



Annexe First Floor



Annexe Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1031188



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		63	78
		EU Directive 2002/91/EC	



