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3 South Molton Road

3, South Molton Road, Bampton, Tiverton, EX16 9NH



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

## A charming five-bedroom period property set within the popular village of Bampton.

- Period features and character throughout
- Grade II Listed
- Five Bedrooms
- Two reception rooms
- Kitchen-Diner with large Pantry
- Flexible attic room
- Large garden
- Close to amenities
- Council Tax Band E
- Freehold

Guide Price £550,000

### 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

Nestled in the charming village of Bampton, 3 South Molton Road is a beautifully maintained Grade II listed property exuding historical charm and character. Spanning three floors, the accommodation includes two inviting sitting rooms, a spacious kitchen/diner, and a pantry on the ground floor. The first floor hosts five uniquely styled bedrooms and a well-appointed family bathroom, while the second floor features a versatile attic room. The property also boasts delightful gardens with well-maintained lawns, mature trees, and a variety of flowering plants. Additionally, there is an outbuilding and a shed, providing extra storage space or potential for other uses.

### ACCOMMODATION

The accommodation at 3 South Molton Road is both spacious and thoughtfully designed, providing a blend of historic charm and modern convenience. Upon entering the property, you are greeted by a central passage that connects the main living areas. To the right, the first sitting room features a large open fireplace with a replaced lintel, offering a cozy and inviting atmosphere ideal for family gatherings. Adjacent to this is the second sitting room, which also has a charming fireplace with a replaced lintel, perfect for quieter moments or as a reading nook. Both rooms are well-lit with C19 12-pane timber sash windows that add to the period appeal.

The kitchen/diner is the heart of the home, spacious and well-equipped, making it ideal for both everyday living and entertaining. It includes ample counter space, modern appliances, and retains a rustic feel with its traditional cabinetry and an original large fireplace. The adjoining pantry provides additional storage, ensuring the kitchen remains uncluttered and functional.

Ascending the staircase, the first floor hosts five bedrooms, each offering its own unique character. The master bedroom is particularly noteworthy, being generously sized and bathed in natural light from the sash windows. Bedroom 2 is equally spacious and versatile, while the remaining three bedrooms offer ample space for family members or guests, one of which is perfect for use as a home office or study. A well-appointed family bathroom serves this floor, featuring modern fixtures and fittings.

The second floor is dedicated to a vast attic room, an

exceptional space that can be adapted to suit various needs. With dimensions of 8.72m x 5.10m, this area is ideal for use as an additional bedroom, home office, playroom, or studio. The possibilities are endless, making this an incredibly valuable feature of the property.

### OUTSIDE

Outside, the property includes a delightful garden, providing a peaceful and private outdoor space. The grounds feature well-maintained lawns, mature trees, and a variety of flowering plants, offering an idyllic setting for outdoor relaxation and entertainment. Additionally, there is an outbuilding and a shed, providing extra storage space or potential for other uses. The garden's layout ensures privacy while enjoying the beautiful surroundings.

### SERVICES

Mains electricity, water and drainage. services connected. Heating via solid fuel Rayburn and electric storage heaters. Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council. Bampton Conservation Area

### VIEWINGS

Strictly through the agents, Stags Tiverton.

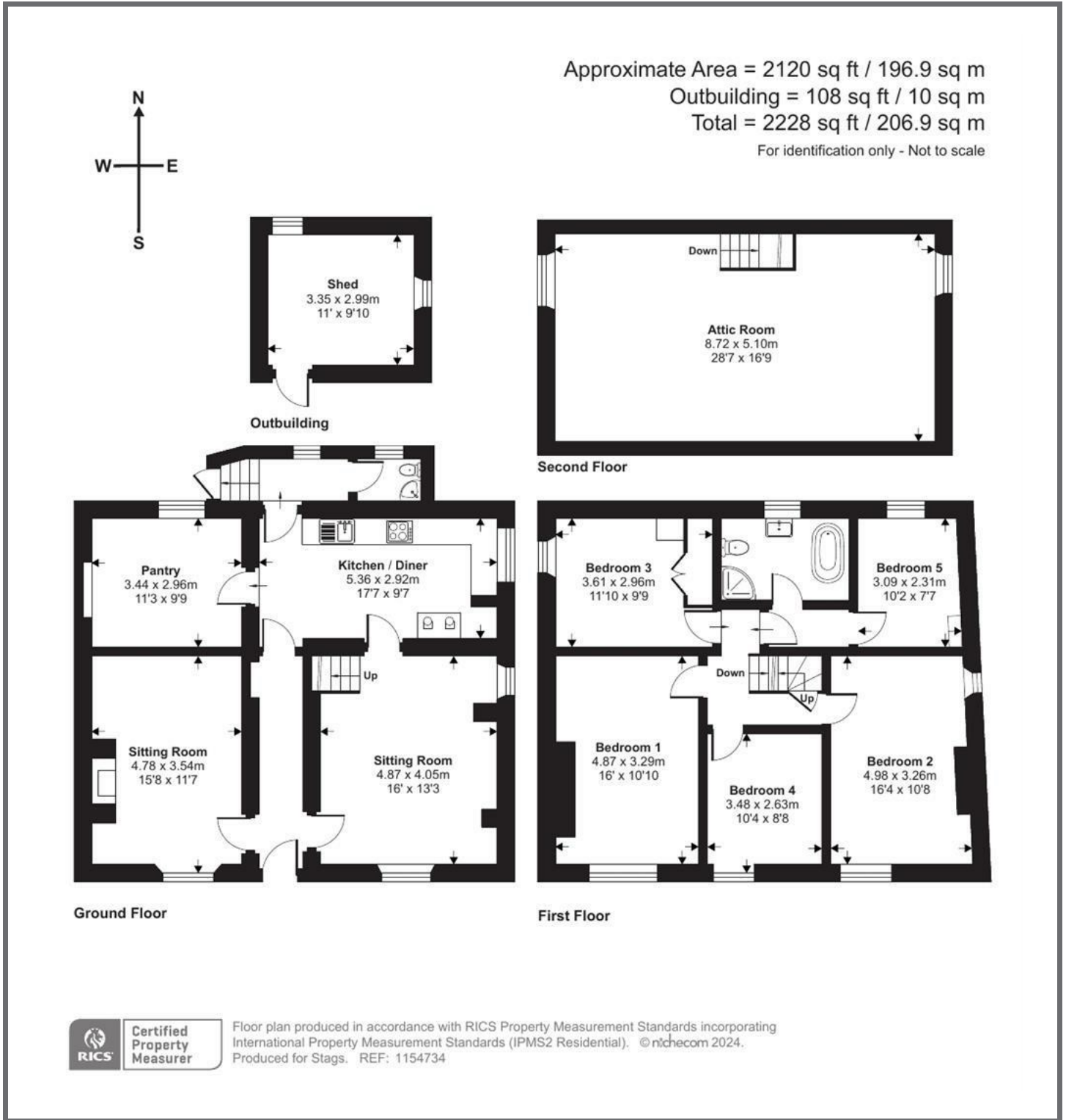
### DIRECTIONS

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 1.5 mile, passing through Bampton's main street. Turn left at the end of Brook Street onto Fore Street/B3227 and continue for approximately 350 yards where the property can be found on the right.

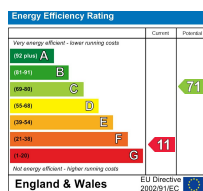








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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