



Heron House



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50 Brook Street, Bampton, Tiverton, EX16 9LY

Exmoor National Park 4 Miles | Tiverton 7 Miles | M5/ Junction
27 & Tiverton Parkway Train Station 14 Miles

A beautiful period home with elegance, style and spacious rooms, south-west facing rear garden, all within a level walk of Bampton's centre.

- Beautiful Period Home
- Two Reception Rooms
- South West Facing Rear Garden
- M5 J25 & Tiverton Parkway Station 14 Miles
- Excellent Local Amenities
- Four Bedrooms. Four Bathrooms
- Kitchen/ Breakfast Room
- Bampton Town Centre
- Council Tax Band B (Subject to Change)
- Freehold

Guide Price £650,000

SITUATION

Located on Brook Street, the property enjoys very convenient access to all the towns facilities which include a range of shops, pubs, cafes, primary school and doctors surgery. Bampton is ideally placed for both access to the Exmoor National Park, approximately 4 miles, as well as Tiverton, 7 miles.

The market town of Tiverton provides the full range of wider facilities of both state and private schooling, major banks, building societies and shops catering for a variety of needs. The renowned, independent, Blundell's School, located on the edge of Tiverton Town centre, offers discounts to local students. Within approximately 14 miles, access to the M5 and Tiverton parkway station can be gained at Junction 27 of the M5.

DESCRIPTION

Heron House is a well-presented period house displaying much character and charm with features including mosaic tiled hall floor, turning staircase and balustrade, ceiling cornices and sash windows with original shutters. The first floor has the benefit of four bathrooms, three of which are en suite. The spacious accommodation and walled rear garden provides the opportunity for a relaxed lifestyle within this historical town.



ACCOMMODATION

An entrance canopy covers the front door, opening onto an attractive mosaic tile hall with staircase to the first floor. A dining room lies to the front of the property and has a fireplace and sash window with original shutters. The adjoining kitchen/ breakfast room, in need of refurbishment, offers French doors on to the garden. The drawing room, on the south-side of the property, runs the full depth of the house with pretty bay window, fireplace and ceiling corning. From the drawing room, a boot room leads off and gives access to the garden and has potential for a study or studio.

Upstairs, a large landing area leads to all bedrooms, three of which are en suite, and the family bathroom comprising of bath with shower over, wash basin and WC.

OUTSIDE

To the front of the property, behind a low stone wall, is a small gravelled forecourt.

To the rear is a beautiful walled garden. The south-west facing garden offers a paved terrace directly behind the property, with French doors from the kitchen, proving an excellent seating and entertaining space, whilst beyond, is a lawned area. The garden offers an abundance of flowerbeds with mature shrubs and perennials, offering a wealth of colour throughout the year.

Adjoining the property is a useful utility and workshop through which there is gated access from the rear garden to the adjacent track leading to Brook Street. This building providing an additional space for storage as well as offering plumbing for a washing machine and separate gardeners WC.

SERVICES

Mains electricity, water and drainage. Heating via Air Source Heat Pump (Installed 2024). PV panels with battery storage.
Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internally -Three, Vodafone (Limited), EE (Limited), & O2 (Limited). Externally -EE, Three, O2 and Vodafone
Local Authority: Mid Devon District Council. Bampton Conservation Area.

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ Wilveliscombe. 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, where the road will turn sharp left. Proceed for 150 yards, passing over the bridge, and Heron House will be found on the left. On street parking is available along Brook Street.



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)	A		73
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2200 sq ft / 204.3 sq m
 Utility / Workshop = 101 sq ft / 9.3 sq m
 Total = 2301 sq ft / 213.6 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Stags. REF: 1267334