



Lower Bowbier Farm







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Bampton, Tiverton, EX16 9EE

Bampton: 1 mile, Tiverton: 7 miles, M5 (J27)/ Tiverton Parkway Station: 14 miles, Exeter: 20 miles

An idyllic period farmhouse with substantial stone outbuildings, a self-contained annexe and land. This traditional property offers considerable scope for improvement.

- Great Potential
- Two Bedroom Annexe
- 20.9 Acres
- Outbuildings Suitable for Development (STP)
- Council Tax Band F
- Five Bedroom Farmhouse
- Outstanding Views
- Further 11.1 Acres Available
- EPC Bands G & F
- Freehold with Vacant Possession.

Guide Price £1,100,000

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SITUATION

Close to the historic town of Bampton, Lower Bowbier Farm sits in an elevated position offering some beautiful walks on the doorstep. The town itself provides a wide range of shopping amenities and services, including a primary school, post office, doctors surgery, award winning restaurants, butchers and bakers. The whole area is well known for its outstanding natural beauty with Exmoor National Park just 7 miles away and the North and South Devon coastlines both within an hours drive.

The nearby market town of Tiverton offers a wider range of shopping, schooling and recreational facilities, with excellent transport links along the A361 (North Devon Link Road), with the eastern end linking to the M5 at Junction 27, alongside which sits which is Tiverton Parkway Railway Station.

DESCRIPTION

This period, cob and stone farmhouse offers a superb family home located in a rural setting with beautiful views across surrounding countryside. On the market for the first time in 52 years and available to purchase with either 20.9 acres or 32 acres, this is a rare chance to acquire an elevated, private and peaceful retreat which is less than a mile from nearby amenities.

ACCOMMODATION – MAIN HOUSE

The formal entrance vestibule welcomes visitors to the farmhouse, and leads into the spacious drawing room with large inglenook fireplace and inset wood burner. To the eastern side of the property lies the kitchen, benefiting from a large window with expansive views and exposed beams, whilst offering wooden wall and base units, twin oven Rayburn and space for further appliances. The kitchen has ample space for a table and chairs for informal dining. To the western side of the property lies the formal sitting room, split over two levels providing an open fireplace, original wooden flooring and access to the sunroom. To the rear of the property is the stairwell with two storage cupboards and a separate WC.

A turning staircase leads to the first floor with four double bedrooms and two-family bathrooms. The master bedroom offers built in wardrobes. The spacious family bathroom comprises of shower, wash basin and WC, whilst the secondary bathroom offers a bath, wash basin and WC.

ACCOMMODATION – ANNEXE

Access to the annexe is via the shared conservatory. A doorway opens to the tiled ground floor sitting room with slate hearth, wood burner and full height ceiling. The kitchen offers wooden wall and base units, tiled back splash and space for appliances. The ground floor bedroom benefits from built in storage and en suite WC with wash basin.

Stairs rise up to the first floor, and dual aspect sitting room with door out to rear patio. A further bedroom and bathroom comprising of bath, wash basin and WC can also be found on this floor.

A store can also be accessed from the conservatory, which is currently utilised as a utility room also.

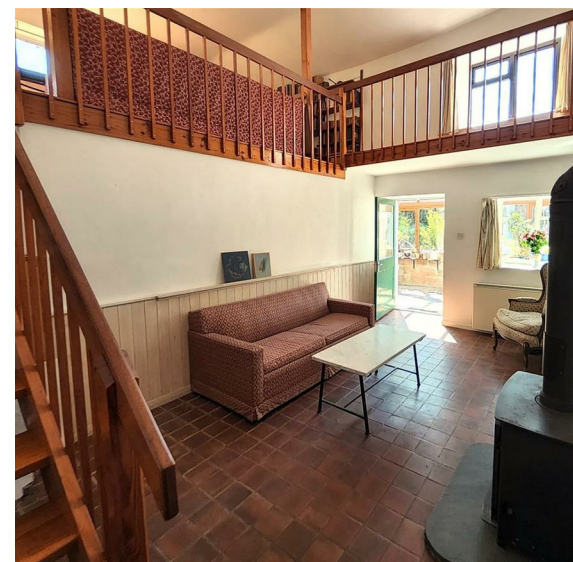
GARDEN & GROUNDS

The private driveway leads up to the house offering parking for numerous vehicles and access to the property's outbuildings.

The house is surrounded by attractive mainly laid to lawn gardens with shrub borders and productive fruit trees. Beautiful views across the valley can be seen throughout the property and grounds.

LAND

The property is surrounded by fields which extend to 20.9 acres. All accessible by the long private driveway. Further land available by separate negotiation. Two fields, totalling 11.1 acres, to the north of the property with road frontage and access. Guide Price £100,000





OUTBUILDINGS

The property offers multiple outbuildings;

- Stone, block and timber L-shaped barn, with an overhang offering covered parking, adjoins the main farmhouse.
- Substantial and attractive two storey, stone and brick barn, with potential for conversion, subject to gaining the necessary consents. There is power and lighting within the barn.
- Block and timber clad shed
- Block and corrugated sheet shed.

SERVICES

Mains electricity. Private water via borehole and drainage via septic tank. Main house – Oil Central heating. Annexe – Electric Night Storage heaters

Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Superfast: Download 35Mbps, Upload 6Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited) – Three, EE, O2 & Vodafone. External - EE, Three, O2 & Vodafone

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agent please.

DIRECTIONS

From Bampton, head south on Tiverton Road and after a short distance, approximately 170 yards, take the first left on to Windwhistle Lane. Continue up the lane for 700 yards, where the start of Lower Bowbier Farm's driveway can be found on the left. Proceed to the end of the private driveway, where you will find the Farmhouse and Annexe.

GENERAL REMARKS

FARMING

The sellers currently farm in conjunction with a local farmer. This arrangement could continue if a buyer would like it to. Some land is part of the countryside Stewardship Agreement. Further details can be supplied by the agent.

WAYLEAVES, RIGHTS OF WAY, ETC.

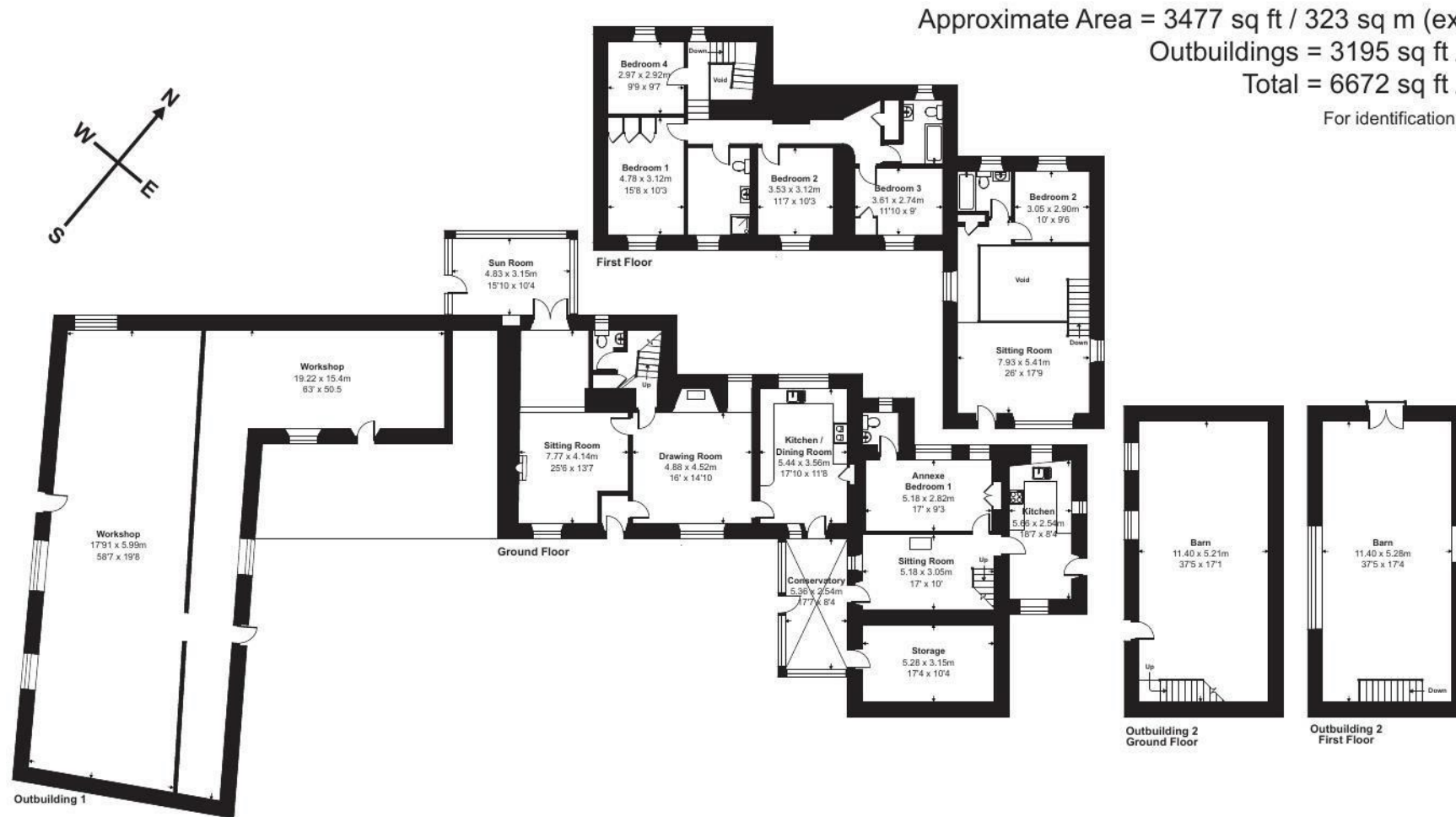
The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc. A public footpath, former postal route, passes through the property, from Windwhistle Lane at the northern point of the land, crossing the driveway, through to the southern edge.

HEALTH AND SAFETY

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1208717



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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