



7, Briton Street



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Bampton, Tiverton, Devon EX16 9LN

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

A delightful Grade II listed character cottage in the heart of Bampton.

- Beautiful Period Cottage
- Two Double Bedrooms
- Large Cottage Garden
- Walking Distance to Local Amenities
- Council Tax Band D
- Grade II Listed
- Characterful Features Throughout
- Sought-After Village Location
- Excellent Transport Links Nearby
- Freehold

Guide Price £250,000

SITUATION

The property is situated in the picturesque market town of Bampton, which provides a wide range of shopping amenities and services including a primary school, post office, butchers, bakers and award-winning restaurants. Dulverton, the Exmoor National Park and Wimbleball Lake are all within a twenty-minute drive.

The larger town of Tiverton 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

A charming Grade II Listed character cottage offering an exceptional blend of period charm and comfortable living. With two well-proportioned bedrooms and a beautifully maintained cottage garden, the property is perfect for those seeking a peaceful retreat in a quintessential English village.



ACCOMMODATION

The front door welcomes you into entrance hall that offers further access through to the garden. This space currently doubles up as a utility room, with space for a tumble dryer, outdoor shoes, coats and other general day to day items. The well-proportioned sitting room is a warm and inviting space, featuring exposed beams and inglenook fireplace with a recently fitted wood-burning stove. Beyond, the kitchen/ breakfast room offers ample space for dining and features a selection of fitted units and a recently fitted worktop, stainless steel sink, a free-standing electric oven and fridge freezer. There is a well-positioned roof light that floods the space with natural light, whilst also benefiting from direct access to the delightful rear garden.

Upstairs, the accommodation comprises of two double bedrooms and a newly modernised bathroom suite and shower, complete with a panelled bath and electric shower over, wash basin and WC.

OUTSIDE

One of the standout features of this charming home is its beautifully secluded cottage garden, thoughtfully laid out and wonderfully tranquil.

Directly accessed from the kitchen or the hallway leading straight through from the front door, a spacious gravelled seating area provides an ideal spot for alfresco dining. Beyond, a winding path leads through the garden to a lawned area at the far end, offering plenty of space for family time or the potential for growing vegetables, creating a wildflower haven, or simply soaking up the sunshine.

Directly behind the property lies the former gardeners washroom, a useful brick built store.

SERVICES

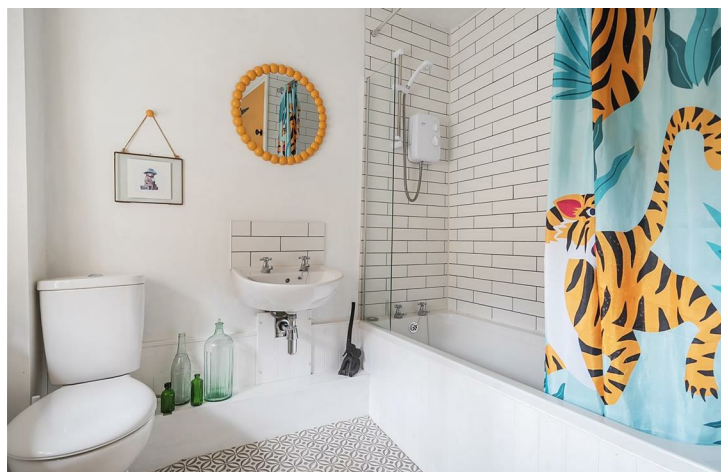
Mains electricity, water and drainage. Electric Heating installed 2023. Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 76Mbps, Upload 19Mbps. Ofcom predicted mobile coverage for voice and data: Internally -Three, O2, Vodafone (Limited) & EE (Limited). Externally -EE, Three, O2 and Vodafone
Local Authority: Mid Devon District Council. Bampton Conservation Area.

VIEWINGS

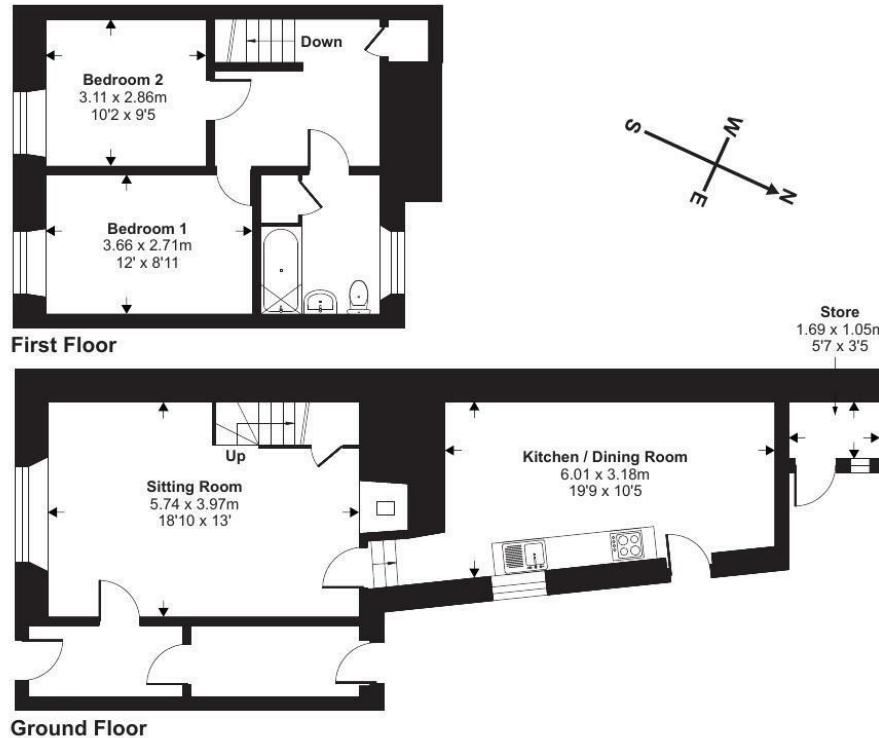
Strictly by appointment with the agents please.

DIRECTIONS

From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton/ A396/ Dulverton/ Wilweliscombe. 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 into Bampton and the property is located on the right hand side before the bridge.



Approximate Area = 964 sq ft / 89.5 sq m
 Outbuilding = 19 sq ft / 1.7 sq m
 Total = 983 sq ft / 91.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Stags. REF: 1288103

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(34-48) D	
(19-33) E	
(9-18) F	
(1-8) G	
Not energy efficient - higher running costs	
Current	Potential
	79
	16
EU Directive 2002/91/EC	
England & Wales	

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