



Zeal House







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Shillingford, Tiverton, , EX16 9BL

Bampton 3.5 Miles | M5 J27 & Tiverton Parkway 9 Miles | Tiverton 10 Miles

An attractive, five-bedroom detached, country home set within 0.95 acres, with its own drive and no near neighbours, surrounded by fields and beautiful countryside views, just 3.3 miles from Bampton.

- Large Period Country House
- Five Bedrooms. Three Bathrooms
- Annex Potential
- M5 J27 & Tiverton Parkway 9 Miles
- Council Tax Band G
- Surrounded By fields with Views
- Four Reception Rooms
- Bampton 3.5 Miles
- In All 0.95 Acres
- Freehold

Guide Price £895,000

Stags Tiverton

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SITUATION

The property lies tucked away down its own drive and set amongst open countryside but just 3.5 miles from Bampton. Bampton provides great local amenities including a primary school, post office, doctors surgery, butchers, bakers, public house and church, as well as a thriving community. Nearby Tiverton is 10 miles and offers wider shopping, schooling and recreational facilities.

The M5 (Junction 27) is approximately 9 miles as well as the neighbouring Tiverton Parkway Train Station offering regular trains to London Paddington in 2 hours.

Exmoor national park is also close by to the North with its wide open spaces providing excellent walking and riding country.

DESCRIPTION

Zeal House is an attractive period country house benefitting from a highly secluded location, tucked away down its own drive, surrounded by fields.

The spacious and flexible accommodation has potential for self-contained annexe if required, subject to relevant permissions required. This house really is a country retreat with the best of both worlds combining excellent access to amenities with peace and privacy.

ACCOMMODATION

The front door leads to the entrance hall and adjoining cloakroom with WC. The hallway opens into the spacious dining room with wonderful exposed ceiling beams and open turning staircase. Double doors open to the south, giving access to the triple aspect drawing room featuring further exposed beams and a grand open fireplace with brick and stone surround. Exposed beams continue through from the dining room to the dual aspect sitting room with fireplace. A further door connects to the sun room offering Bi-fold doors opening onto timber decking with country views. The kitchen is well-fitted with a range of cream fronted units with granite and timber worktops, large range cooker, integrated appliances and an adjoining pantry with wall and base units. Beyond is a dual aspect office/ study that could also be utilised as an additional sitting room or ground floor bedroom with an adjoining en suite shower room. A useful utility sits to the rear of the property with access to the rear garden.

Stairs rise to the spacious first floor landing from which the five bedrooms can be accessed. Both bedroom one and two are dual aspect and benefit from en suite bathrooms. The spacious family bathroom can also be accessed from the landing





OUTSIDE

The gardens and grounds surround the house and flow with interconnecting lawns bordered by perennials, mature shrubs and trees. A patio area to the front and a separate raised deck to the side provide excellent seating and entertaining space to enjoy the far-reaching views garden and countryside beyond. In all the property extends to just under an acre.

The property is accessed via a long drive leading around to the side and rear of the property providing ample turning and parking space for numerous vehicles.

SERVICES

Mains electricity. Private shared water. Private drainage via septic tank. Oil Fired Central Heating. LPG Bottles for cooking.

Ofcom predicted broadband services - Standard: Download 10Mbps, Upload 0.9Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.

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

Local Authority: Mid Devon District Council.

VIEWINGS

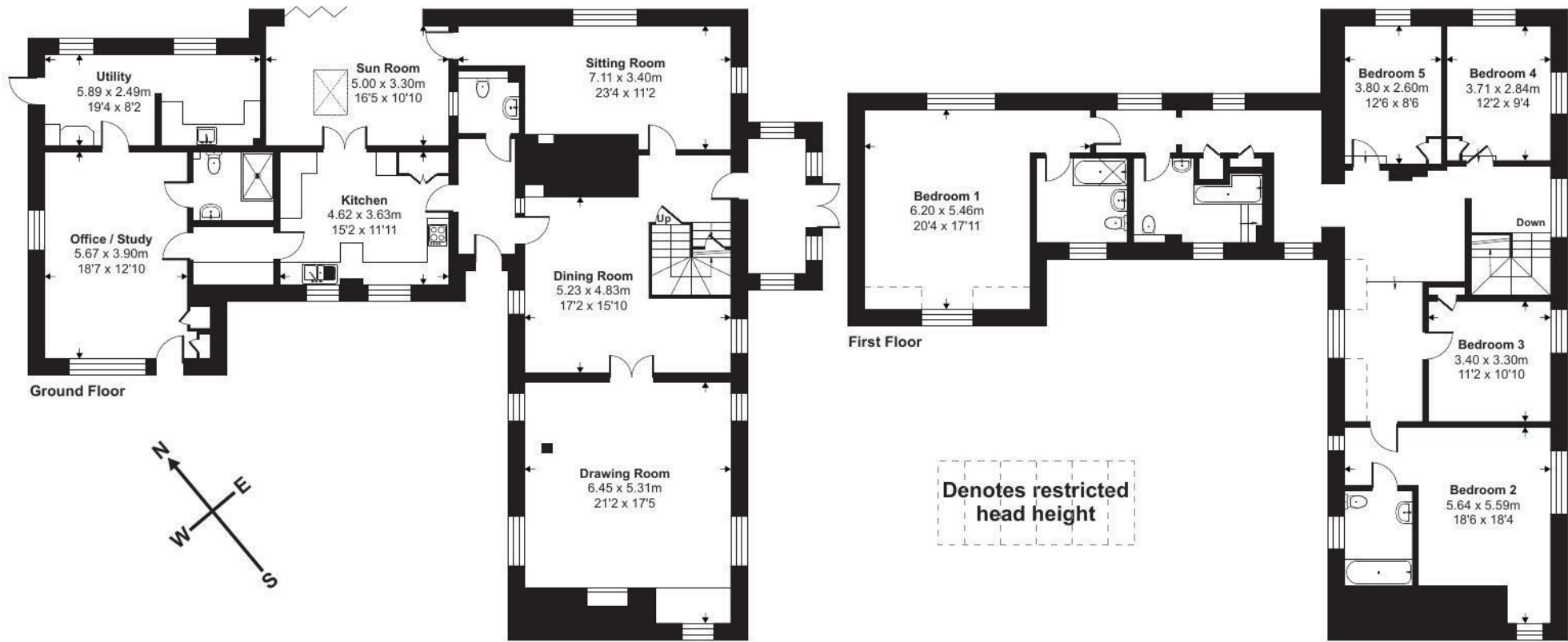
Strictly by appointment with the agents please.

DIRECTIONS

From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ 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 right at the end of Brook Street, travelling north on Castle Street/B3227 and continue for approximately 1.7 miles. Just after the 40mph signs, before entering Shillingford, turn right. Remain on this road for 1.5 miles, where the driveway for Zeal House will be on the left.

Approximate Area = 3659 sq ft / 339.9 sq m
 Limited Use Area(s) = 43 sq ft / 4 sq m
 Total = 3702 sq ft / 343.9 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). © nitchecom 2025. Produced for Stags. REF: 1294077



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		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



