



High Cross Barn,



High Cross Barn,

Bampton, Tiverton, EX16 9LD

Bampton 1 Miles | Tiverton 8 Miles | M5 Junction 27 & Tiverton Parkway 14 Miles

A spacious and flexible detached barn conversion with separate studio annexe and stunning views, just a mile from Bampton, in all 0.8 acres.

- Detached Barn Conversion
- Large Gardens & Grounds
- Three Bedrooms. Two Bathrooms
- Extensive Outbuildings
- Council Tax Band E & A
- Separate One Bed Studio
- Stunning Southerly Views
- Two Reception Rooms plus Conservatory
- In All 0.8 Acres
- Freehold

Guide Price £725,000

SITUATION

Located within a mile of Bampton, the property enjoys very convenient access to all the town's facilities which include a range of shops, pubs, cafes, primary school and doctors surgery, whilst being 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

A well maintained and presented barn conversion with separate one-bedroom studio annexe, set within approximately 0.8 acres on a southerly facing hill with stunning, far reaching views over open fields and downs.

The flexible accommodation in the main house is spread over one floor with a light and spacious sitting room offering large windows and a conservatory beyond offering exceptional views. The studio provides a range of potential uses as guest accommodation for friends and family or as a home office.

The property lies in idyllic surrounds bordered by fields on three sides with parking and gardens wrapping around the property providing space and potential for further buildings, subject to the necessary consents.



ACCOMMODATION

The entrance leads into an enclosed lobby and opens through to the kitchen/ breakfast room. This light and spacious room with oak flooring has open views across the countryside and is fitted with a modern range of shaker style units and granite worktops. Appliances include a range cooker, dishwasher and fridge. Beyond, the oak flooring continues running through the well-proportioned dining room into the bright and spacious sitting room with vaulted ceiling, exposed A-Frames and three large roof lights, benefiting from a wood burning stove. Double doors lead into the tiled conservatory and patio beyond, offering tremendous views to the south.

From the sitting room, a hallway gives access to all bedrooms and family bathroom. The master bedroom benefits from fitted wardrobes and en suite.

The separate home office/ studio provides a modern fitted kitchen/ dining room, sitting room and shower room, with large bedroom on the first floor.

OUTSIDE

Gardens surround the property on three sides with the main garden area lying to the front. The south facing patio provides a perfect seating and entertaining space with spectacular back drop of unbroken rolling countryside. The lawns gently slope away from here, extending in two terraces with flower and shrub borders. Elevated to the rear of the property is a delightful kitchen garden with greenhouse and a large lean-to timber workshop and store providing useful space for the garden equipment and hobbies. To the side of the property is a further lawned area with a beautiful oak tree and pond.

The property is accessed from the road via a shared lane. Set back amongst fields, a good distance from the road, the drive leads to a large turning and parking area for several cars.

In all the property extends to 0.8 acres.

SERVICES

Mains electricity and water. Private drainage via septic tanks. Oil Fired Central Heating. Ofcom predicted broadband services - Standard: Download 25Mbps, Upload 1Mbps. 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.

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 into Bampton and at the T-Junction turn left, signposted South Molton, remaining on the B3227. After 175 yards, turn right signposted to Dulverton and continue left. Proceed up the hill for approximately 0.8 miles, turning right into the driveway. Follow the lane, bearing left near the farmhouse and continue around to the end of the driveway, where High Cross Barn can be found.



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			
(69-80) C			
(55-68) D			
(39-54) E		58	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705

Approximate Area = 1673 sq ft / 155.4 sq m (excludes store)
 Home Office / Studio = 625 sq ft / 58 sq m
 Limited Use Area(s) = 129 sq ft / 11.9 sq m
 Total = 2427 sq ft / 225.3 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1285719