



## Rows House Bampton, Tiverton, Devon, EX16 9LD

Asking Price £950,000

- Attractive, detached period farmhouse
- Stunning, far reaching views
- 5 bedrooms, 4 bathrooms, 4 reception rooms
- In all c. 15.4 acres of gardens and paddock land
- Idyllic rural setting close to Bampton
- Approx. 2973 sq ft accommodation
- Stabling and garaging
- Bampton c. 0.5 miles, Tiverton c. 7 miles

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# Rows House Bampton, Devon EX16 9LD

This delightful period farmhouse offers stunning panoramic views, along with stabling, paddocks, and beautiful gardens amounting to approximately 15.4 acres. Set in a picturesque rural landscape, it boasts well-established gardens and enjoys an enviable location just half a mile from the highly desirable village of Bampton.



Council Tax Band: A



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## A Rare Countryside Gem with Endless Potential

Rows Farmhouse is situated in a fantastic rural location, conveniently positioned less than a mile from Bampton and just 7 miles from Tiverton.

The historic village of Bampton offers a good range of local amenities including some lovely independent shops, two convenience stores, pubs, primary school and doctors surgery with chemist. The much larger market town of Tiverton lies 7 miles to the south with extensive local facilities including supermarkets, hospital, leisure centre, golf course and the renowned Blundell's School. From Tiverton there is easy access to communication links including the A361 North Devon link road, M5 motorway and Tiverton Parkway railway station providing regular services to London Paddington in two hours. The whole area is well known for its outstanding natural beauty with Exmoor National Park just a few miles to the north and the beaches of the beautiful North Devon coast are only a 45 minute drive.

Nestled in an elevated position above the charming village of Bampton, Rows Farm enjoys breathtaking, panoramic views stretching across the picturesque Exe Valley. With the original part of the house dating back to the 1700s, this remarkable period farmhouse is brimming with character and history, yet it is not listed—offering greater flexibility for those looking to modernise or extend.

The property boasts nearly 3,000 sq ft of accommodation, including five generously proportioned bedrooms, three of which benefit from an en-suite. While the house would benefit from some sympathetic restoration and modernisation, its inherent charm and stunning setting make it an exceptional prospect. Whether one chooses to thoughtfully update the existing accommodation or embark on a more ambitious extension project, Rows Farm offers boundless potential to create a dream country home.

Beyond the house itself, the land is a true highlight.

Encompassing just over 15 acres, the property features rolling paddocks, beautifully established gardens, and outbuildings including stables and garaging. With space and scope for equestrian use, small-scale farming, or simply the enjoyment of nature, Rows Farm is a rare find—offering not just a home, but a lifestyle immersed in the beauty of the Devon countryside.

Please see the floor plan for full details of the layout and dimensions of the accommodation.

Services: Mains electricity. Septic tank drainage. Mains water. Oil fired central heating.

Tenure: Freehold.

Council Tax: A

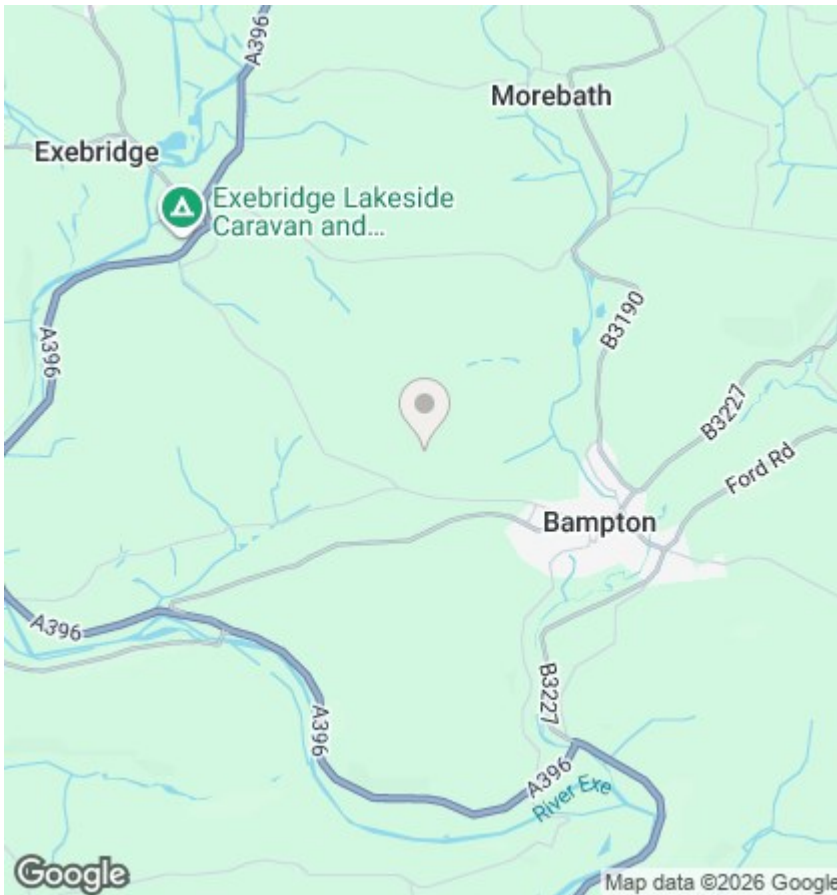
Local Authority: Mid Devon District Council.

What3Words: flash.subtitle.update

Wayleaves & Rights Of Way: The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

There is a public footpath running diagonally across the paddock to the North of Rows Farm - ask agent for further details.

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## Directions

From the Seddons office in Bampton, proceed up to the junction and the 'island' and turn left, passing the SparShop on the right and just beyond Luke Street, with the car park on your left, turn right into the High Street. Proceed up the hill towards Exebridge for approximately 0.8 miles, and the entrance to Rows Farm will be seen on the right. Proceed along the track

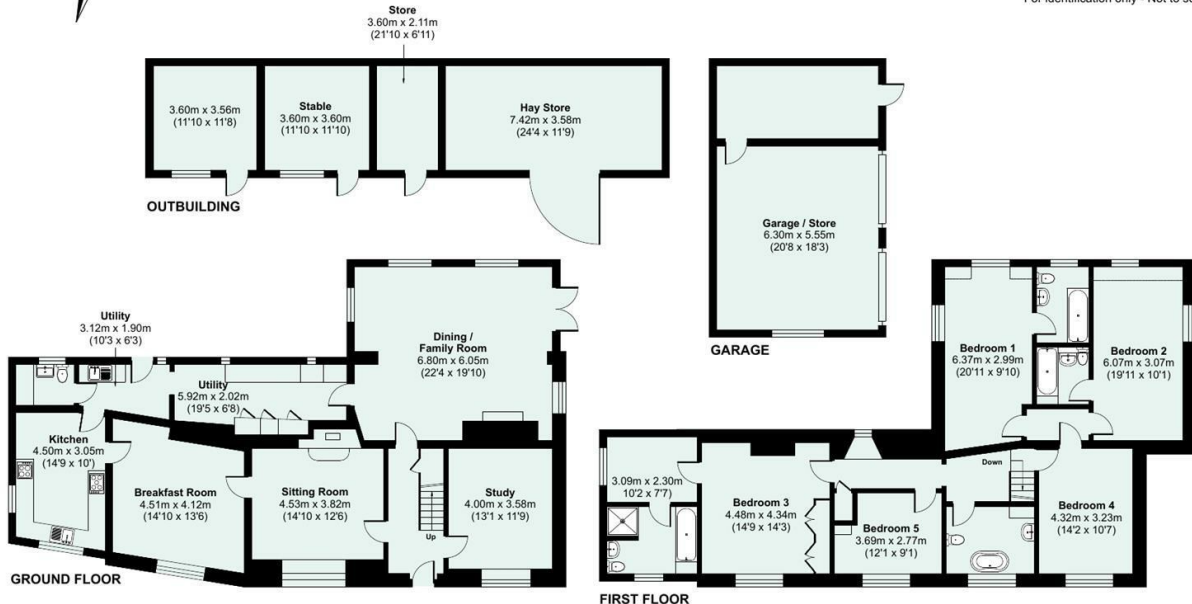
## Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 2937 sq ft / 272.8 sq m  
 Limited Use Area(s) = 23 sq ft / 2.1 sq m  
 Garage = 541 sq ft / 50.2 sq m  
 Outbuilding = 643 sq ft / 59.7 sq m  
 Total = 4144 sq ft / 384.8 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). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1261705

