Cleaves

STAGS

Cleaves,

Bampton, Tiverton, , EX16 9DR

Bampton 1.25 Miles | Tiverton/A361 Link Road 7 Miles | M5 (J27)/Tiverton Parkway 10 Miles

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A spacious period country house with paddocks, outbuildings and no immediate neighbours with open country and views, just 1.25 miles from Bampton.

- Detached Period House
- 2 Receptions
- Gardens, Paddocks & Outbuildings
- M5 (J27)/Tiverton Parkway 9.5 Miles
- Council Tax Band F
- 4 Bedrooms
- Large Kitchen/Breakfast Room
- Bampton 1.25 Miles
- In All 3.71 Acres
- Freehold

Guide Price £800,000

Stags Tiverton

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SITUATION

The historic town of Bampton is just over a mile to the west, offering a thriving, friendly community and a range of everyday amenities, including an independent butcher, other shops, cafés, pubs, doctor's surgery, pharmacy and primary school.
The larger market town of Tiverton lies approximately 7 miles to the south, with easy access to the M5 motorway via the A361 North Devon Link Road at junction 27. Tiverton Parkway railway station offers regular direct services to London Paddington, with journey times of around two hours.

DESCRIPTION

This delightful and distinctive period country home is constructed from attractive local Bampton stone. The property has been extended and improved over time to create a spacious family home arranged over three floors.
Throughout the house, original features abound, including exposed beams, stonework, deep window seats and inglenook fireplaces with traditional bread ovens. Gardens and open fields surround the property and country views can be taken from most windows.
The setting is a real feature of the property as well as the facilities providing flexible use to include equestrian, workshop and storage, and would also suit a general smallholding for livestock and growing.

ACCOMMODATION

The entrance hall provides plenty of storage for boots and coats. It opens into the semi-open-plan dining room, complete with inglenook fireplace housing a wood-burning stove. The dual-aspect sitting room also features a substantial inglenook fireplace with wood-burning stove and French doors opening directly onto the garden. The large, triple-aspect kitchen/breakfast room is equipped with a double oven, hob, washing machine, dishwasher, fridge and freezer. An inner hallway with external access leads to a handy utility room with sink, room for appliances, shower cubicle and WC. There is also a further WC.

On the first floor are three well-proportioned bedrooms, also featuring exposed beams and stonework, together with a good-sized family bathroom. A further staircase leads to a second floor room, ideal for a study, family room, storage or use as a snug enjoying views across the stables and paddocks. A spacious bedroom four with fitted cupboards also has views of the garden and valley beyond.

OUTSIDE

The property is approached via a shared private lane with the paddocks and barn the opposite side of the entrance. Gardens surround the house and provide a lovely setting with trees, lawns and established planting. It is enclosed by an old stone wall running alongside the neighbouring field before continuing beside woodland, eventually dropping down to a traditional ha-ha. A south-west-facing patio, attractive stone steps, tiered levels and a secluded sunken seating area offer plenty of opportunities for outdoor relaxation and entertaining. Two contrasting ponds provide a variety of habitats for wildlife.

A detached garage and workshop stands beside the driveway, benefiting from an up-and-over door, side access, windows and numerous power sockets. This building may have conversion potential to an annex subject to the necessary consents and approvals.

Behind the garage is the stable block comprising three large loose boxes and a tack room with sink and power points. An internal passageway runs behind the stables, with access via a side door or through each stable. It ends in a store room with hayloft above. There is also scope to extend the stable yard beside the garage.

Across the lane is an agricultural barn with a generous parking area. A five-bar gate opens onto three paddocks enclosed by post-and-rail fencing, each benefiting from a spring-fed water supply to troughs.

AGENTS NOTE

We understand that shooting rights over the land are retained by the Huntsham Estate.

SERVICES

Mains electricity. Water via private borehole. Drainage via 2 septic tanks. Oil fired central heating.

Ofcom predicted broadband services: Standard & Ultrafast broadband is available.

Ofcom predicted mobile coverage: External – EE, Three, O2 and Vodafone. Internal - EE (variable) & Three.

Local Authority: Mid Devon Council.

DIRECTIONS

what3words: ///height.prowl.fence

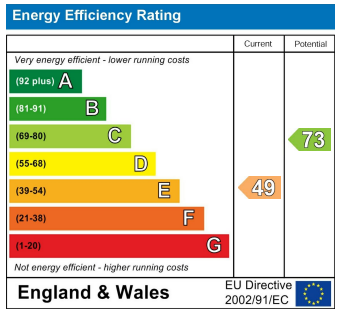
google drop pin: https://maps.app.goo.gl/aSDLgqBxKyvTCkvz7

Approximate Area = 2011 sq ft / 186.8 sq m
Limited Use Area(s) = 134 sq ft / 12.4 sq m
Outbuilding = 1664 sq ft / 154.5 sq m
Total = 3809 sq ft / 353.7 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1529554



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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.

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