



Mary Fox's House 13 Newton Square, Bampton, Tiverton, Devon, EX16 9NF Guide Price £295,000

- Central location within Bampton
- Conservatory
- 3 bedrooms and bathroom
- In need of updating
- NO ONWARD CHAIN
- Sitting/dining room with woodburning stove
- Kitchen
- South facing walled gardens
- Tiverton 7 miles, Exmoor 7 miles

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Mary Fox's House 13 Newton Square, Tiverton

A Grade II Listed three bedroom period cottage, with a large south-facing walled garden, tucked away in the heart of Bampton. NO ONWARD CHAIN.



Council Tax Band: D



Mary Fox's House is a charming Grade II Listed, three-bedroom period cottage, tucked away in the heart of Bampton, within easy walking distance of local shops and amenities. The property would benefit from some updating and offers an excellent opportunity to create a beautiful home tailored to your own taste. Outside, there is a generous south-facing walled garden.

Approached via the path that leads from Newton Square to the Church, the property comprises an entrance hall, a sitting/dining room with under-stair storage and a delightful stone inglenook fireplace with a wood-burning stove. The kitchen retains its original fireplace and bread oven, fitted units, a double oven, halogen hob, and space for a fridge and freezer. A stable door opens into the conservatory, which gives access to the garden and outbuildings.

Upstairs, there are three bedrooms, all served by a family bathroom with a bath and electric shower over. From the rear bedroom, there are lovely views across the garden to the wooded hills beyond.

Outside, leading off the conservatory, is a paved patio area with a store room and outside WC. Beyond this lies the attractive walled lawned garden, providing a private and peaceful space in the heart of Bampton.

There is a right of way for Mary Fox's House from the courtyard area, through a door and passage, giving convenient side access from Newton Square.

Bampton is a delightful country village with some lovely independent shops as well as restaurants, pubs, cafes, primary school and doctors surgery. 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

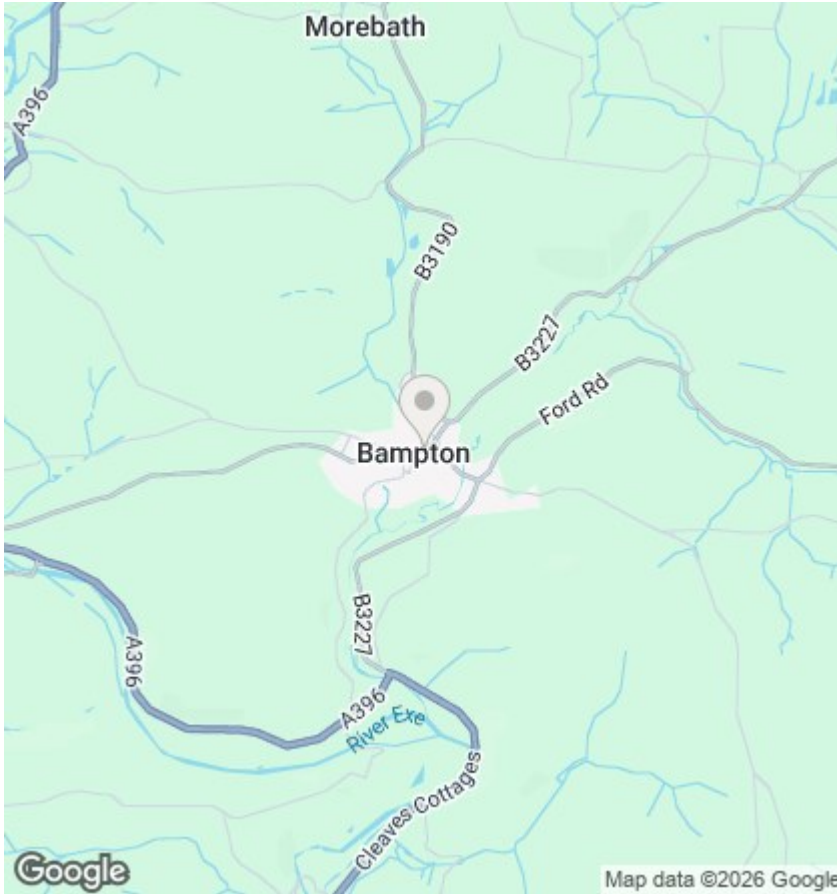
two hours. The whole area is well known for its outstanding natural beauty with Exmoor National Park just 7 miles to the north and the beaches of the beautiful North Devon coast are only a 45 minute drive.

Tenure:
Freehold

Services:
Mains water, electricity and drainage. Oil fired central heating.

Council Tax:
Band D

Local Authority:
Mid Devon District Council



Directions

On foot, from Seddons office proceed up to the junction and turn left into Newton Square. At the hairdressers, take the path to the Church and Mary Fox's House will be seen on the left.

Viewings

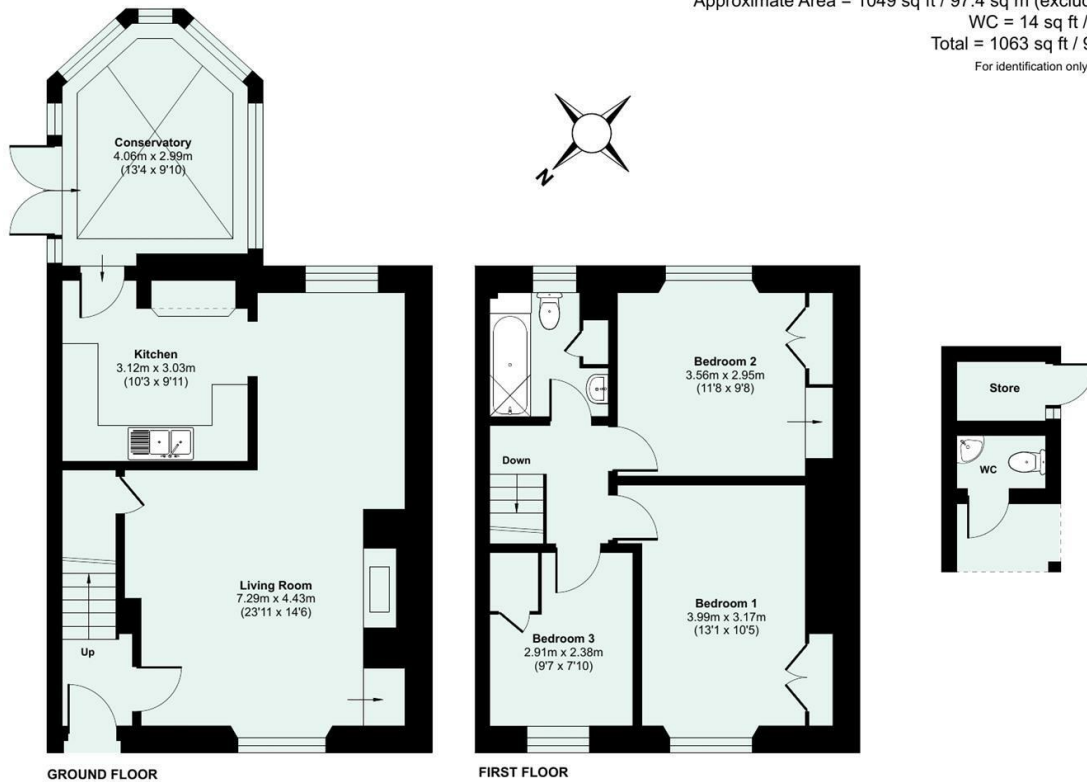
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1049 sq ft / 97.4 sq m (excludes store)
 WC = 14 sq ft / 1.3 sq m
 Total = 1063 sq ft / 98.7 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). © nctecom 2025. Produced for Seddons Estate Agents LLP. REF: 1361899

