



Little Stone



# Little Stone

6 High Street, Bampton, Tiverton, EX16 9NQ

Tiverton 7.6 miles | M5/J27 Tiverton Parkway Station 14.3 miles  
| Exeter 21.4 miles

A charming, one bedroom, character cottage in the heart of Bampton. Offered to the market with no onward chain.

- Charming Mid-Terrace Cottage
- Open-Plan Kitchen/Living Room
- Courtyard Garden
- Wonderful Community
- Council Tax Band A
- No Onward Chain
- Bedroom with En Suite Room
- Village Amenities
- Investment Opportunity
- Freehold

Guide Price £160,000

## SITUATION

Bampton is a charming and historic village located in the heart of Mid Devon and is surrounded by rolling hills and beautiful countryside, it is a popular destination for those seeking a peaceful and idyllic lifestyle. The village is steeped in history and boasts a wealth of architecture, including a magnificent church that dates back to the 15th century. Bampton is also known for its picturesque streets and quaint thatched cottages, which lends a quintessentially English feel to the village. Visitors can take a stroll along the high street, which is lined with charming independent shops and traditional pubs, offering a warm welcome to locals and visitors alike.

Within easy reach is the larger town of Tiverton which boasts both private and state schooling, major banks and building societies, and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.



## DESCRIPTION

Quietly situated in the heart of Bampton lies 6 High Street, a charming mid-terrace, one-bedroom cottage. Offered to market, vacant with on onward chain.

## ACCOMMODATION

The front door opens into the ground floor living space, open plan with an inglenook fireplace with inset wood burner. To the rear, are wall and base kitchen units with integrated oven, electric hob and space for a further appliance. Three steps lead up to the rear door and courtyard beyond.

Stairs rise up to the bedroom with timber floorboards. The bathroom comprises an airing cupboard, bath with shower over, wash basin and WC.

## OUTSIDE

A rear courtyard offers a small area of outside space, with storage cupboard.

## SERVICES

Mains electricity, water and drainage. Heating via electric storage heaters & Woodburning Stove.

Ofcom predicted broadband services - Standard, Superfast: & Ultrafast available.

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

Local Authority: Mid Devon District Council. Bampton Conservation Area

## VIEWINGS

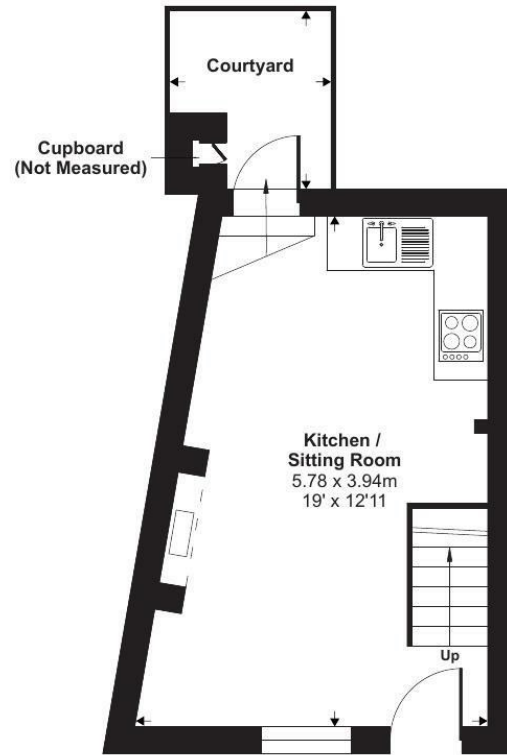
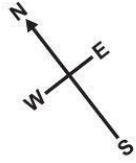
Strictly by appointment with the agents please.

## 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 left at the end of Brook Street onto Fore Street/B3227 and continue for approximately 350 yards. At the grass triangle, turn right onto the High Street, where the property can be found on the right.

For parking, Bampton has a public car park approx 120 yards away.

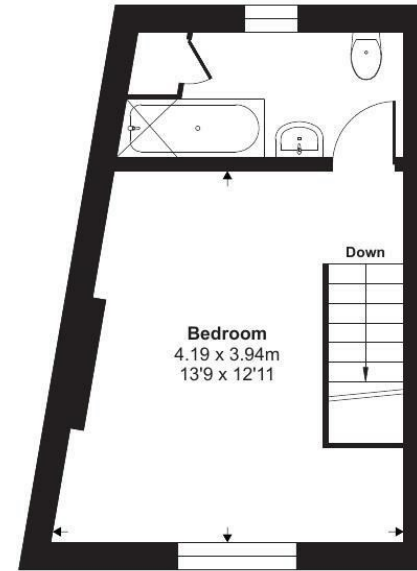




**Ground Floor**

Approximate Area = 424 sq ft / 39.3 sq m (excludes cupboard)

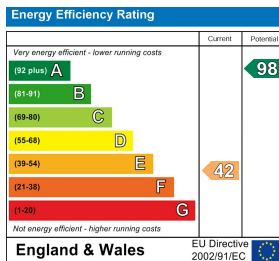
For identification only - Not to scale



**First Floor**

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

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