



# seddon's

4 Fore Street, Bampton, Devon, EX16 9ND



## Wellbrook, 10 Brook Street, Bampton, Tiverton, Devon, EX16 9LY Offers In The Region Of £325,000

- Grade II Listed character cottage
- 3 bedrooms
- Convenient, central location
- 3 reception rooms
- Detached, south facing garden
- No onward chain

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# Wellbrook, 10 Brook Street, Tiverton EX16 9LY

A most charming Grade II listed Georgian property with 3 reception rooms, 3 double bedrooms and a detached south facing garden, situated in the heart of the sought after village of Bampton.



Council Tax Band: D



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Situated in the heart of Bampton, Wellbrook lies within a short walk of the many amenities that this charming country village has to offer, including some delightful shops, pubs, a 15th century church, primary school and doctors' surgery. The larger market town of Tiverton lies 7 miles to the south with dual carriage way access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station which provides regular intercity services to London (Paddington 2 hours). The whole area is known for its outstanding natural beauty with Exmoor National Park just 3.5 miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive.

A double fronted Grade II Listed property, built of rendered stone under a slate roof and believed to date from the early 19th century with some lovely period features such as the original stone inglenook fireplaces, sash windows, flagstone floor and exposed beams and lintels.

The spacious, well-proportioned accommodation comprises an entrance hall, sitting room with inglenook fireplace and multi fuel woodburning stove, breakfast room with flagstone floor, inglenook fireplace with the original bread oven, woodburning stove and door to the rear. The delightful kitchen is fitted with ample cupboards and granite worksurfaces incorporating an electric oven with halogen hob, Belfast sink, ample space for white goods and a useful under stair cupboard. Leading off the kitchen is the dining room with a feature fireplace and pine shelved cupboard; a door leads into the small entrance hall.

Upstairs, the property offers three spacious double bedrooms and a large family bathroom fitted with a panelled bath and electric shower over, pedestal basin, WC, electric towel rail, and a generous airing cupboard. A substantial loft space, partially boarded, provides excellent potential for conversion (subject to the necessary

planning consents).

Externally, immediately to the rear of the house is an enclosed paved area, ideal for storage. The main garden is detached and accessed via a private cobbled driveway. This attractive south-facing space is enclosed by stone walling and fencing and has been thoughtfully landscaped with paving, raised beds, and borders for ease of maintenance. Additional features include a charming summer house, a small shed, and a log store.

Services: Mains electricity, water and drainage.

Tenure: Freehold

Council Tax: D

Local Authority: Mid Devon District Council



## Directions

From Seddons' office, proceed left out of the front door, cross over the road and No. 10 will be found a short distance along on the right.

## Viewings

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

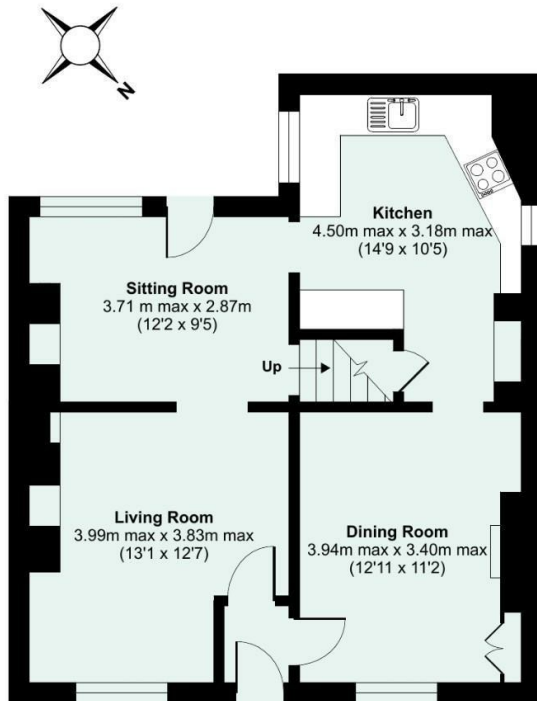
## EPC Rating:

E

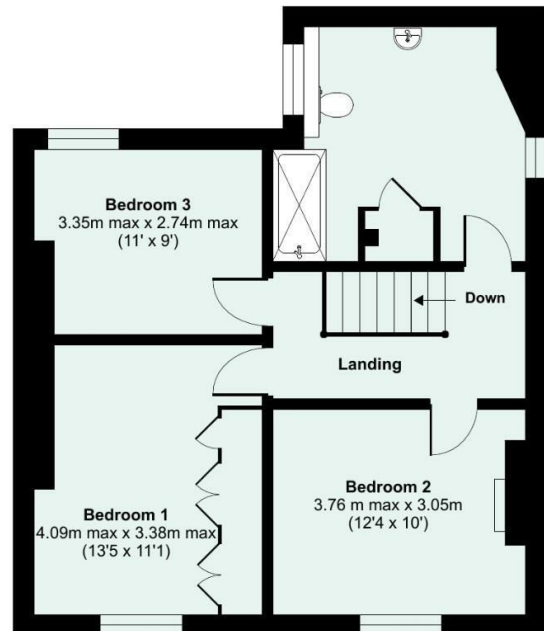
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1222 sq ft / 112.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Seddon Estate Agents LLP. REF: 1435225

