



seddon's

4 Fore Street, Bampton, Devon, EX16 9ND



Home Cottage 15 Newton Square, Bampton, Tiverton, Devon, EX16

Asking Price £750,000

- Central location within Bampton
- Conservatory
- Cellar
- 3 double bedrooms and bathroom
- Development potential (STP)
- 2 reception rooms
- Kitchen
- Downstairs shower room
- 1/3 acre south facing walled gardens
- Parking

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Home Cottage 15 Newton Square, Tiverton EX16

An exceptionally rare find in central Bampton — a charming period home set within one-third of an acre of beautiful walled gardens, complete with parking and possibility for development (STP). Perfectly tucked away in the heart of the village and available with no onward chain.



Council Tax Band: E



LongDescription

One of the most sought after properties in Bampton, Home Cottage is a most charming period property, tucked away in the heart of Bampton within walking distance to local shops and amenities. This beautiful home has the feel of a small country house with elegant, character accommodation and original features including a fine staircase and an open fireplace in the sitting room. The delightful walled gardens are a standout feature, extending to approximately one-third of an acre. They offer generous parking with access from Mary Lane, and the potential for development, subject to the necessary planning permissions.

Approached from the path that leads from Newton Square to the Church, the property opens into a welcoming entrance hall, featuring an elegant staircase rising to the first floor and stone steps leading down to the cellar. The spacious kitchen has ample fitted units, an electric cooker and there is space for a washing machine, dishwasher and fridge/freezer. The charming sitting room enjoys an open fireplace framed by built-in bookshelves, creating a cosy focal point. Double doors open through to the bright and airy conservatory, which extends along the rear of the house and offers wonderful views of the garden. Opposite the sitting room, an open study or additional sitting area provides a versatile space for work or leisure. A convenient shower room is also located off the entrance hall. Stone steps lead down to two generous cellar rooms, housing the oil-fired boiler, a Belfast sink, and ample power points — ideal for storage, hobbies, or utility use.

Upstairs, the elegant landing leads to three comfortable double bedrooms. The two rear bedrooms have fitted wardrobes, basins, and lovely views across the gardens and hills beyond, while the front bedroom also includes built-in cupboards and a basin. A family bathroom serves the bedrooms, complete with bath, vanity basin, and WC. There is a large attic, which offers potential for development into a further bedroom, subject to planning.

The delightful walled gardens are a particular feature of the property, extending to approximately one-third of an acre and offering vehicular access from Church Terrace at the rear. With the picturesque backdrop of the neighbouring Church and views towards the wooded

hills beyond, the gardens form a true oasis in the heart of Bampton.

Divided into two sections, the first and more formal garden, accessed from the conservatory, is beautifully lawned and bordered with an abundance of flowers and herbaceous plants, with a central path leading through to the larger walled garden beyond. This second area is also lawned with fruit trees, electric double gates providing vehicular access and parking, a carport, and a stone garden store. The gardens offer excellent potential for development or the addition of a garden studio, subject to the necessary planning permissions.

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 E

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 Home Cottage will be found on the left, on the corner.

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			
(55-68) D		63	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1977 sq ft / 183.6 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). © ncthemcom 2025. Produced for Seddon Estate Agents LLP. REF: 1361841



seddons.com

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978) Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

seddons

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.