



## Blights Farm Morebath, Bampton, Tiverton, EX16 9DD

Guide Price £550,000

- Period farmhouse in need of some updating
- 4 Bedrooms
- Garage and Outbuildings
- Paddock & Small Copse. In all c. 3 acres
- Large Driveway/Parking Area

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Blights Farm Morebath, Tiverton EX16 9DD

A four bedroom period farmhouse in need of some updating, set in mature gardens with beautiful southerly views, together with garage, outbuildings , paddock and woodland, just 5 minutes drive from the centre of Bampton. In all c. 3 acres.



Council Tax Band: F



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Blights Farm is situated in a peaceful, rural location, just a mile outside of Morebath, a pretty village with a friendly community, a lovely old Parish Church and a village hall, situated in the heart of the beautiful rolling Mid Devon countryside. The property lies within 2 miles of Bampton and 4 miles of Dulverton, both providing excellent local amenities including some lovely shops, pubs, eateries, primary schools, veterinary and doctor surgeries. The larger market town of Tiverton lies 9 miles to the south, well known for its independent Blundell's School and shopping centre. For those wanting easy access to road and rail links, the property is situated just 25 minutes from J27 of the M5 and Tiverton Parkway mainline station with intercity services to London and Exeter. There are some beautiful walks on the doorstep and the whole area is renowned for its outstanding natural beauty with the Exmoor National Park just a few miles to the north and the renowned Wimbleball Lake with its many water based activities as well as numerous walking and cycling trails.

A charming four bedroom period farmhouse in need of some updating with beautiful rural views and no near neighbours. Believed to be approximately 350 years old, the property comprises well proportioned and spacious accommodation with the benefit of oil-fired central heating and double glazed windows throughout. The large kitchen/breakfast room has fitted units with a built in oven and gas hob. The dual aspect sitting room has a large inglenook fireplace with original bread oven and a wood burning stove, whilst the dining room has a door leading out to the south facing patio and gardens. The conservatory overlooks the gardens and takes in the views across the fields. Upstairs there are three double bedrooms and a smaller fourth bedroom (potential for en-suite), all served by a family bathroom.

To the outside of the property there is a large gravelled parking area and driveway leading directly to the outbuildings and garage. The mature south facing gardens are well maintained and include a vegetable plot and a greenhouse. To the

side of the gardens there is direct access to the paddock and small copse. In all c. 3 acres.

Note. There are power lines in the vicinity of the rear of the property.

The barns shown on the photographs have since been fixed/ replaced.

Tenure:  
Freehold

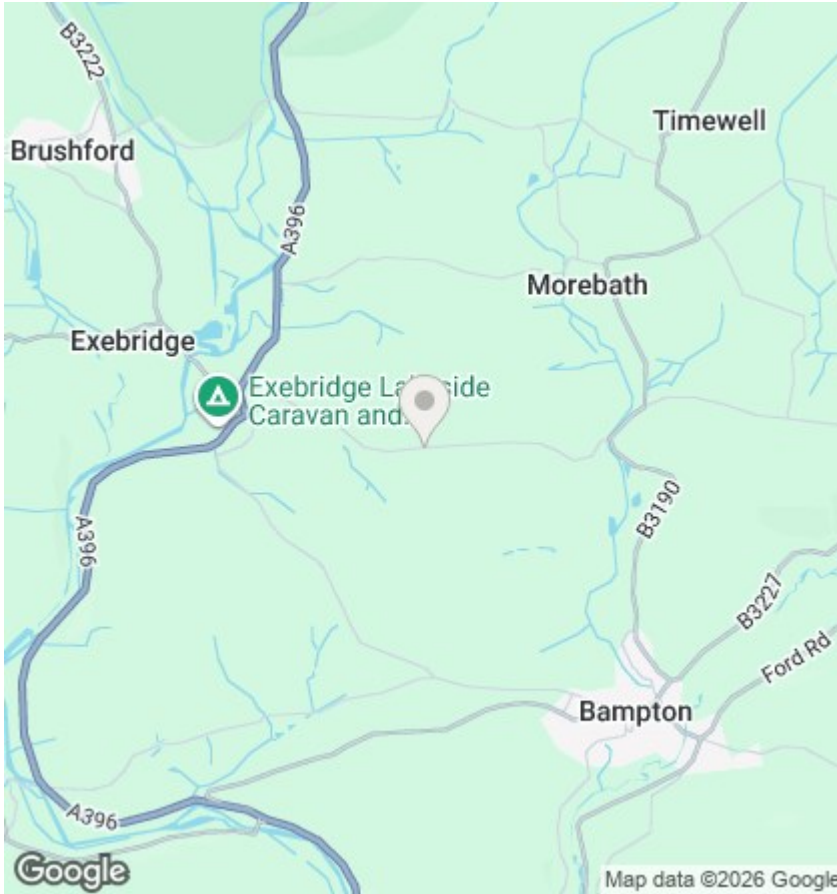
Services:  
Mains electricity and water. Drainage by way of septic tank.

Council Tax:  
Band F

Local authority - Mid Devon District Council.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

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## Directions

From Bampton proceed out of the town in the Taunton direction on the B3227, turning left at the top of Castle Street following the sign for Morebath. After approximately 1.5 miles turn left, signed for Exebridge, continue for approximately half a mile and the property will be seen on the left.

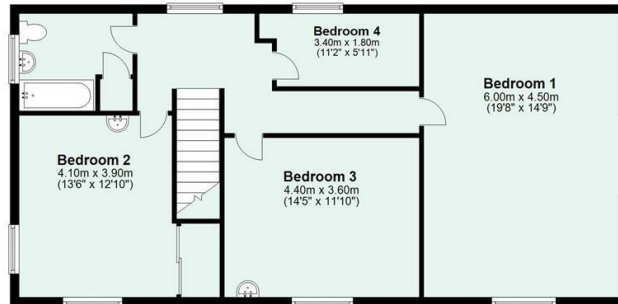
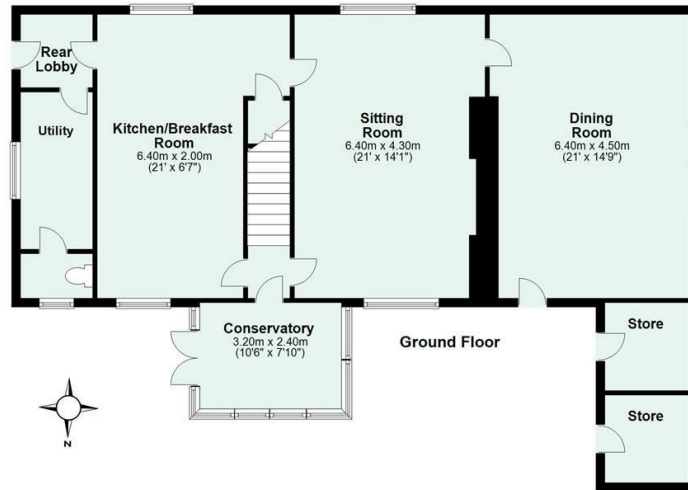
## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>35</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor  
Total area: approx. 197.9 sq. metres (2130.3 sq. feet)