



Court Grove

Brook Street | Bampton | Devon | EX16 9LU



A charming Grade II Listed former farmhouse with glorious gardens and two barns conveniently situated in the heart of Bampton.

- Grade II Listed former farmhouse
- Eighteenth-century charm
- Sympathetically updated interiors
- Full-height kitchen/breakfast room
- 3 reception rooms
- 4 bedrooms
- 2 bathrooms
- Half-acre landscaped garden
- Two barns with potential for conversion (STP)

Guide Price

£800,000

Bampton

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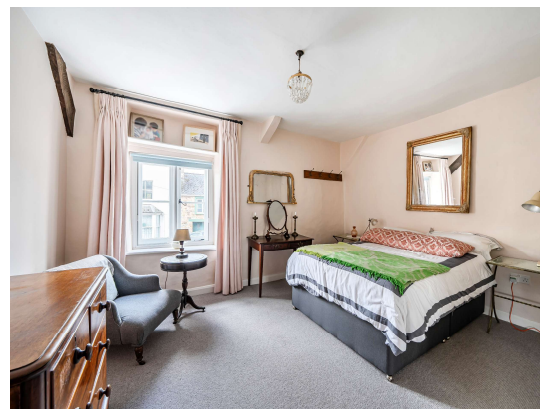




The Property

Situated in the heart of the charming country town of Bampton, Court Grove enjoys a highly convenient central location within easy walking distance of local amenities, including independent shops, traditional pubs, a historic 15th-century church, primary school, and doctors' surgery. The larger market town of Tiverton lies approximately seven miles to the south, providing access to Junction 27 of the M5 via dual carriageway, as well as Tiverton Parkway mainline station with regular intercity services to London Paddington in around two hours.

Court Grove, believed to date from the eighteenth century or earlier, is a Grade II listed former farmhouse that has been thoughtfully and sympathetically updated in recent years. The result is a beautifully presented character home set in the heart of Bampton.



The property is approached through high double gates leading into a central brick paved passageway (former cart entrance) which provides access to the garden and creates an immediate sense of charm on arrival. To the right, a door opens into an impressive full-height kitchen/breakfast room, featuring a central island with twin sinks and dishwasher, extensive fitted units, smart worktops and integrated appliances including two electric ovens, induction hob, fridge and freezer.

Bi-fold doors open to the garden, making it ideal for both everyday living and entertaining. Adjoining the kitchen is a practical utility area, a WC, and a cosy snug with a wood-burning stove.

On the opposite side of the passageway lies the main living accommodation, comprising two reception rooms: a spacious sitting room with a wood-burning stove and a separate study, also with a woodburning stove, from which stairs rise to the first floor.

Upstairs, a beautiful landing with double doors opens onto a wrought iron Juliet balcony, offering delightful views over the gardens and surrounding countryside. The first floor also provides four generously sized double bedrooms and two well-appointed, spacious bathrooms.

Outside, the gardens are a particular highlight, extending to nearly half an acre and thoughtfully landscaped with well-stocked beds and borders. The grounds are divided into two sections: the first being the main garden, and beyond, accessed via an open-fronted barn, a second area ideal for a play space or vegetable garden, complete with a greenhouse, raised vegetable beds and backing onto open farmland.

Within the grounds, there are two substantial barns, offering excellent potential for conversion, subject to the necessary planning permissions.





Court Grove, Brook Street, Bampton, Devon, EX16 9LU



Approximate Area = 3348 sq ft / 311 sq m
 Outbuildings = 892 sq ft / 82.8 sq m
 Total = 4240 sq ft / 393.8 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). © n1checom 2026. Produced for Seddon Estate Agents LLP. REF: 1446117



Tenure

Freehold.

Utilities

Mains electricity, water and drainage connected. Oil-fired central heating. Under floor heating in the kitchen.

Council Tax

Band E

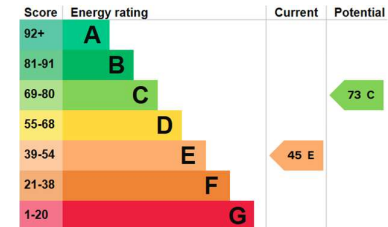
Local Authority

Mid Devon District Council.

Directions

From the Seddon's office, take a short stroll down Brook Street towards the butchers, pass the Spar shop and the property will be seen on the left.

Energy Performance Certificate (EPC)



BAMPTON 01398 332006 • CULLOMPTON 01884 32100 • TIVERTON 01884 253500
 LETTINGS 01884 253500 • FINANCIAL 01884 253500

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