

Guide Price £850,000



## Cleaves, Bampton, Tiverton, Devon, EX16 9DR

- Beautiful rural location close to Bampton
- 2 reception rooms
- Utility/shower room
- Family bathroom
- In all c. 4 acres
- Ideal equestrian property
- Kitchen/breakfast room
- 4 bedrooms
- Stabling and outbuildings
- Bampton c. 1 miles, Tiverton c. 8 miles

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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## Cleaves, Bampton, Devon EX16 9DR

A charming period country home enjoying a beautiful rural location with stables, outbuildings, gardens and approximately 3.5 acres of paddock, just one mile from Bampton.



Council Tax Band: F



Cleaves enjoys a peaceful and idyllic rural setting with no immediate neighbours, surrounded by beautiful rolling Devon countryside and views in every direction. Just one mile to the west lies the charming country town of Bampton, offering an excellent range of everyday amenities including independent shops, cafes, pub, a doctor's surgery and primary school. The larger market town of Tiverton is approximately nine miles to the south, with dual carriageway access to J27 of the M5 motorway and Tiverton Parkway railway station, with regular direct services to London Paddington in around two hours.

Constructed from attractive Bampton stone beneath a traditional slate roof, Cleaves is believed to date from the mid-17th century and originally comprised two workers' cottages belonging to the Huntsham Estate. The property has been sympathetically combined to create a deceptively spacious family home arranged over three floors, rich in period character. Original features include exposed beams and stonework, window seats and impressive inglenook fireplaces with bread ovens in both the sitting and dining rooms.

The entrance hall leads to a charming dining room featuring an inglenook fireplace with inset wood-burning stove and built-in cupboards. The dual-aspect sitting room also features a substantial inglenook fireplace with wood-burning stove, wooden flooring and French doors opening directly onto the garden. The generous kitchen/breakfast room enjoys a triple aspect and is fitted with a double oven, hob, and there is space for a washing machine, dishwasher, fridge and freezer. Beyond is an inner hall with a downstairs WC, a rear hall with external access, and a practical utility room with sink, plumbing for a washing machine and tumble dryer, shower cubicle and separate WC. On the first floor there are three well-proportioned bedrooms served by a family bathroom. A staircase rises to the second floor where there is a

spacious attic bedroom with fitted cupboards, together with a further loft room, ideal for storage or as a home office.

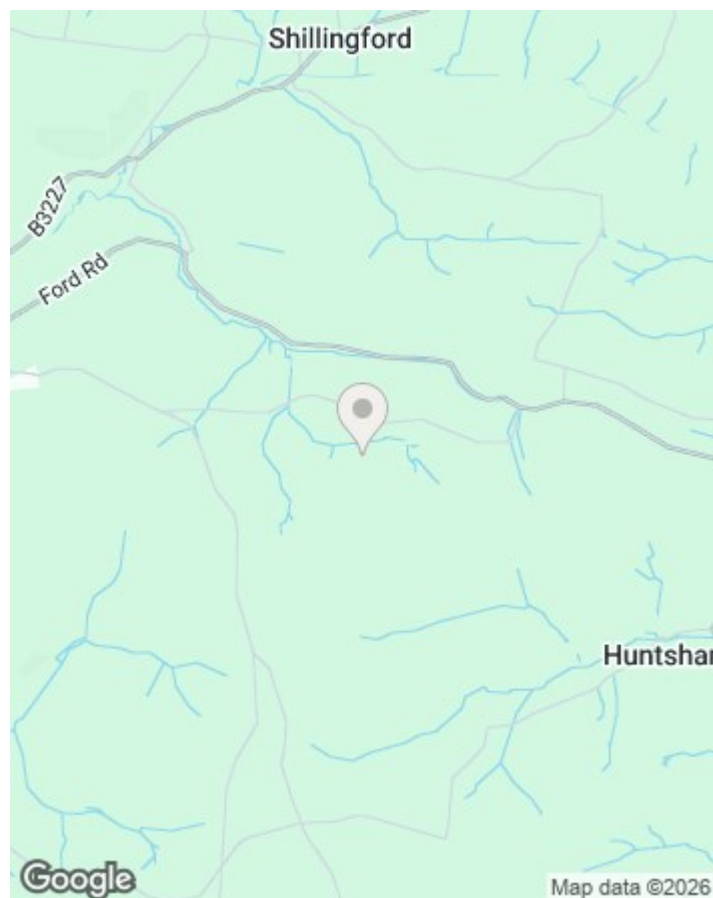
Outside, the mature gardens provide a delightful setting, mostly laid to lawn with a south-west facing patio to the front, stone steps, tiered levels and sunken seating. An attractive seating area with an ornamental pond provides the perfect spot to relax and enjoy the peaceful surroundings and countryside views.

Positioned just off the lane and conveniently accessible from the main house, the stable block comprises three loose boxes, a tack room and a store room with hayloft above. A detached garage and workshop is situated beside the driveway and benefits from an up-and-over door, side access door, window and there are numerous power sockets. Planning permission was granted in 1998 for its conversion into a single-storey residential annexe, providing an opportunity to create additional accommodation, subject to any necessary consents or renewal of the original permission.

Across the lane stands an agricultural barn with a generous parking area. A five-bar gate leads into three paddocks enclosed by post-and-rail fencing, all benefiting from a spring water supply to troughs. The property is approached via a private lane.

Agent's Note: We understand that shooting rights over the land are retained by the Huntsham Estate. We believe from the current owner that these rights have only been exercised once in the last ten years.

Services: Water: private borehole. Drainage: two septic tanks.  
Electricity: mains. Heating: oil-fired central heating.  
Tenure: Freehold.  
Council Tax: Band F  
Local Authority: Mid Devon District Council



## Directions

From Seddons Bampton office, proceed along the main street, over the bridge. Take The Old Tiverton Road past the Quarryman's Pub, follow this road for approx. half a mile. You will reach a grass triangle on your right, bear left here. Pass Sparkhayne Farm on your right and after approx. 200 yards, turn right. Proceed up the private lane and, as the lane bends round to the left, the entrance to Cleaves will be seen on the left. Parking can be found on the right, in front of the barn.

## Viewings

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

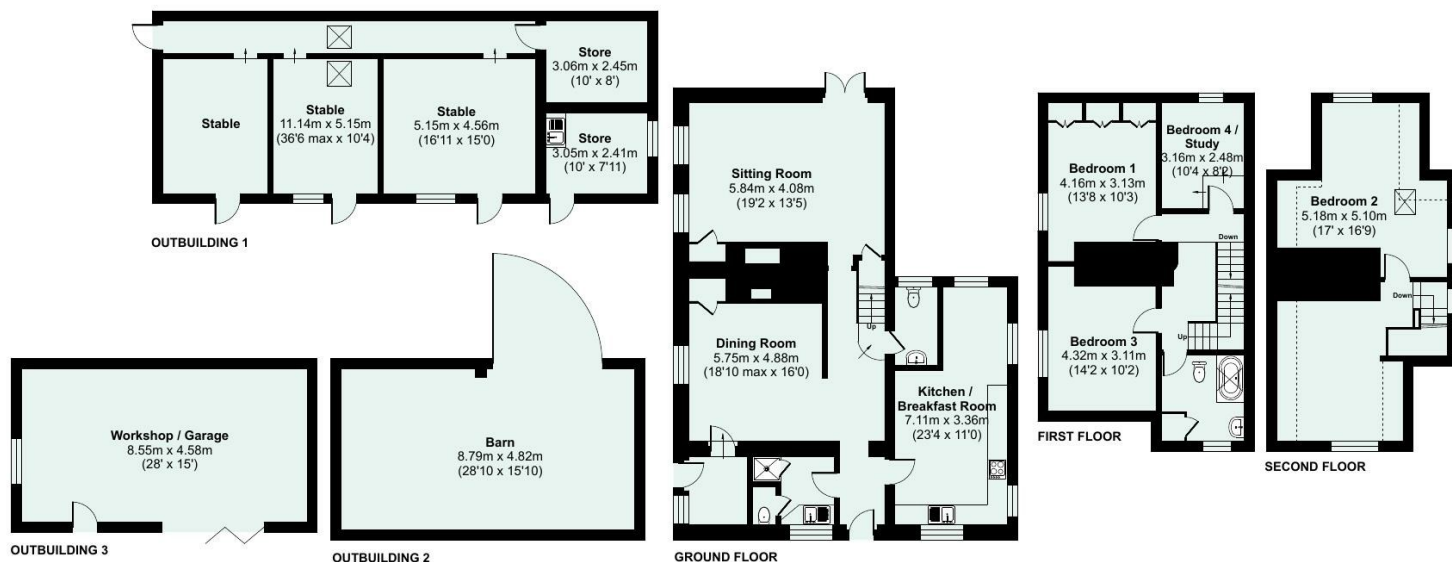
## EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</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>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Approximate Area = 2011 sq ft / 186.8 sq m  
 Limited Use Area(s) = 134 sq ft / 12.4 sq m  
 Outbuilding = 1664 sq ft / 154.5 sq m  
 Total = 3809 sq ft / 353.7 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1497085



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