



**Rose Cottage Newton Square, Bampton Tiverton EX16 9NE**

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## **Rose Cottage Newton Square, Bampton Tiverton**

Book to view this beautifully presented character cottage. In brief there is a super kitchen/dining room featuring a fireplace with multi-fuel stove. A dual-aspect lounge with countryside views. Double bedroom with built-in storage and a modern bathroom. Courtyard & Parking.

Located in the village of Bampton, this beautifully presented character cottage offers deceptively spacious, arranged over three floors.

Upon entering the property, you are welcomed by an entrance porch with a stable door, providing practical space for coats and boots. This leads into the entrance hall and on to what is truly the heart of the home — the kitchen, and quite honestly, wow. This fabulous space features a large fireplace forming a striking focal point and housing a multi-fuel stove. The stylish, well-equipped kitchen offers ample room for a dining table and even a small sofa, making it perfect for both everyday living. The kitchen also enjoys a pleasant outlook across the courtyard.

Stairs rise to the first floor where you'll find the dual-aspect lounge, a light and welcoming space with far-reaching views across the surrounding hills. A further staircase leads to the second floor, where the accommodation is completed by a bright, dual-aspect double bedroom with built-in storage, a galleried landing with additional storage cupboard, and a well-appointed bathroom fitted with a bath, separate shower, WC, wash basin and heated towel rail.

Externally, the cottage enjoys a courtyard garden to the front, enhanced by a raised decked seating area ideal for relaxing or entertaining. The property further benefits from a private parking area.

### **Entrance Porch**

Stable door to enter. Single-glazed skylight. Door to entrance hall.

### **Entrance Hall**

Stairs up to the first floor. Features an electric radiator and a stable door to the kitchen.

### **Kitchen**

Two double-glazed windows to the front. Features wall and base units, space for under counter fridge and freezer, space for a washing machine. Also has an electric hob and oven, extractor hood, an inglenook fireplace with a multifuel burner, an under-stair cupboard, a Belfast sink, and space for a dining table. Partially tiled.





### **Landing First Floor**

Has a door to the lounge. Stairs up to the second floor. Double glazed window to the front and features a storage heater.

### **Lounge**

Double-glazed windows to the front and rear. Features a storage heater and a telephone point.

### **Landing Second Floor**

Doors to bedroom one and the bathroom. Double-glazed window to side. Features a storage heater and an airing cupboard.

### **Bedroom One**

Double-glazed windows to front and rear. Features built-in wardrobe space and the loft hatch.

### **Bathroom**

Double-glazed window to front. Features a heated towel rail, WC, wash hand basin, a bath with an electric shower over, and an extractor fan. Partial Aqua boarding.

### **Loft Space**

Part boarded. Has a ladder and is insulated. There is also a water tank.

### **Front Garden**

Features a decking area and a seating area. Also features slate chipping and a shed.



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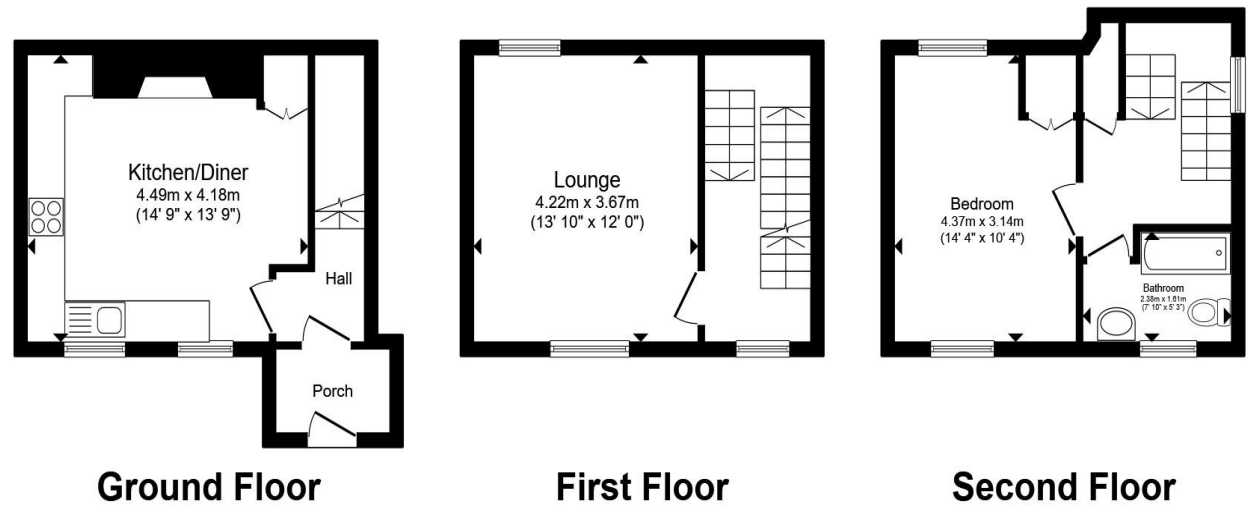
## Rose Cottage Newton Square, Bampton Tiverton

- One Bedroom Cottage
- Kitchen with Fireplace
- Bathroom
- Countryside Views
- Off Road Parking

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

guide price

**£210,000**



Total floor area 71.0 m<sup>2</sup> (764 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TVT106117 - 0004

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