



seddons

## Little Copse

Cove | Nr Bampton | EX16 7RY





Stunning equestrian property or small holding - a beautifully presented 4 bedroom bungalow with ancillary accommodation, 10 acres, far reaching views and a large barn with stabling, situated in a glorious rural location close to Bampton.

- Stunning, rural location close to Bampton
- Outstanding far reaching views
- 10 acres of gardens and paddocks
- Large barn 39' x 59' with stabling
- Shepherds hut
- Four double bedrooms
- 3 bathrooms
- Separate ancillary accommodation

### Guide Price

£975,000

Bampton

01398 332006

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## The Location

A beautifully presented four-bedroom detached bungalow set within approximately 10 acres of gardens, paddocks and a small copse, enjoying far-reaching countryside views in a peaceful yet highly accessible rural location close to Bampton.

Offering exceptional versatility, the property includes ancillary accommodation, ideal for multi-generational living, along with well-maintained grounds and a superb barn, ideal for equestrian use.

Little Copse Farm is situated just a short distance from the charming town of Bampton, which offers a good range of amenities including independent shops, traditional pubs, a doctor's surgery, primary school and a picturesque 15th-century church. The larger town of Tiverton lies approximately five miles away and provides a wider selection of facilities, including Blundell's School. Excellent transport links are also close by, with access to the M5 and Tiverton Parkway mainline station offering regular intercity services to London Paddington in around two hours.

For equestrian enthusiasts, the property is ideally situated for riding out, with excellent access to a network of bridleways and quiet country lanes. Routes extend across the Bampton Downs towards Huntsham and beyond, offering superb opportunities for safe riding amidst spectacular rolling countryside and far-reaching views.

## The Property

Originally built in the early 1980s, the bungalow offers spacious, light-filled and well-balanced accommodation throughout, presented to a high standard and complemented by superb views over the gardens and surrounding land.

The property also benefits from self-contained ancillary accommodation, ideal for multi-generational living or providing independent space for guests, relatives or older children.

The main house is entered via a welcoming entrance hall, leading through to a generous double-aspect sitting room with sliding patio doors opening onto the garden and a multi-fuel wood-burning stove set on a slate hearth. The kitchen is beautifully fitted and open plan to the dining area, featuring an exposed stone wall and beam, with dual aspects that maximise the stunning views. Appliances include a Rangemaster electric oven, integrated dishwasher and a double ceramic sink.

Adjoining the kitchen is a well-appointed pantry area, leading through to a spacious utility room with ample fitted storage, sink, space for white goods and direct access to the outside. The inner hallway leads to a delightful principal bedroom with en-suite shower room, along with three further double bedrooms—one currently utilised as a study. A family bathroom with double sinks is complemented by an additional separate shower room, providing excellent convenience for family living.







The ancillary accommodation is accessed from the end of the hallway and offers excellent flexibility. It comprises a double-aspect open-plan living room with fitted kitchen, including oven, hob, fridge and washing machine, along with a double bedroom and en-suite shower room.

## Outside & Equestrian

The property is approached via a gated entrance, set back from a quiet country lane, opening onto a generous driveway that provides ample parking for several vehicles.

The gardens immediately surrounding the bungalow are attractively arranged, with areas of lawn interspersed with mature shrubs and a central pond, creating a peaceful and established setting. Paved steps rise to a raised seating terrace, perfectly positioned to take full advantage of the far-reaching countryside views.

The land extends to approximately 10 acres in total, lying predominantly to the west of the property and practically divided into five paddocks, all enclosed by post and rail fencing, ideal for equestrian or smallholding use. There is a productive vegetable garden with raised beds (and wonderful views), a small orchard area, and a small copse runs along the southern boundary, adjoining the lane.

A particular highlight of the property is the substantial barn measuring approximately 39' x 59', with power, light and water connected. The barn is well-equipped for equestrian use and incorporates two stalls, a loose box, tack room, workshop/stores and a W.C. (not connected to mains drainage). The barn could also be used as a large garage, providing ample space to park several cars.



Further outbuildings include an additional storage shed and a dog kennel, while four field shelters are conveniently positioned within the paddocks. In addition, the owners are including a pretty shepherd's hut within the sale, ideal for extra guest accommodation or an outside office/studio.

**Tenure:** Freehold.

**Local Authority:** Mid Devon District Council

**Utilities:** Mains electricity with solar panels - Feed in Tarrif applies. Oil fired central heating. Private drainage by septic tank with soak away. Private well water with UV system.

**Council Tax:** Main accommodation F, Ancillary A

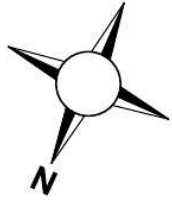
**Directions:** From Seddons Bampton office, proceed down the main street in the Tiverton direction, at the end of the street, bear left, passing the Quarrymans Rest pub on the left. Proceed up The Old Tiverton road for approximately 1.5 miles and the entrance to Little Copse will be seen on the right.

**what3words** noting.frocks.relishes

### Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

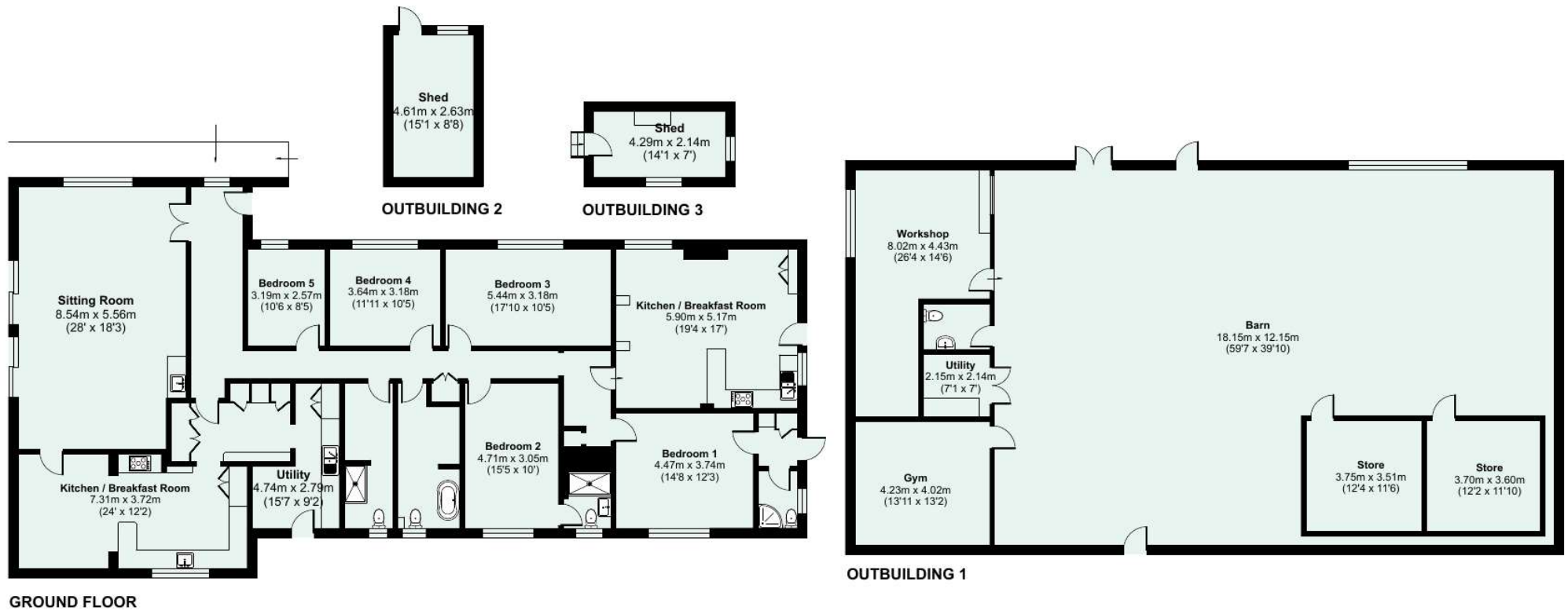




Little Copse Farm, Cove,  
Nr Bampton, Devon, EX16 7RY

Approximate Area = 2731 sq ft / 253.7 sq m  
Outbuildings = 3206 sq ft / 297.8 sq m  
Total = 5937 sq ft / 551.5 sq m

For identification only - Not to scale



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

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