Guide Price £425,000

seddons









Hamslade Cottage, Oakfordbridge, Bampton, Devon, EX16 9JA

- Beautiful Exe Valley location
- Well presented family accommodation
- 3/4 bedrooms
- Large summer house
- 0.4 acres (approx) of gardens and woodland
- Period features
- 3 reception rooms
- Ample parking
- New LPG central heating system

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

Hamslade Cottage, Oakfordbridge, Bampton EX16

A charming, semi-detached period cottage with grounds bordered by a stream, tucked away in a beautiful, south facing position on the edge of a peaceful hamlet in the picturesque Exe Valley.

4 | 1 | 3 | E | Council Tax Band: D







Hamslade Cottage occupies a beautiful and peaceful setting, tucked away on the edge of the pretty hamlet of Oakfordbridge. The small country town of Bampton lies a few miles away, offering a good range of amenities including independent shops, pubs, a primary school, doctors' surgery and a 15th-century church. Tiverton, approximately 7 miles away, provides an excellent choice of shopping, recreational and educational facilities, including Blundell's School. There is also convenient access via dual carriageway to the M5 and Tiverton Parkway station, with regular mainline services to London Paddington in around two hours. The surrounding area is renowned for its outstanding natural beauty, with Exmoor National Park approximately 6 miles to the north.

Hamslade Cottage is a charming semi-detached Victorian cottage, believed to date from 1887, constructed of stone beneath a tiled roof and enjoying a southerly outlook to the front. Set within secluded grounds, the property offers well-presented and flexible accommodation, retaining a wealth of period character including original pine doors, tiled and wooden flooring, window shutters and Victorian fireplaces.

The ground floor features a light and airy conservatory with doors opening onto a covered decked seating area, enjoying a delightful backdrop of stream and woodland. The sitting room has a stone fireplace housing a woodburning stove, while the dining room benefits from an electric Aga. Steps lead down to the kitchen, fitted with a range of units, ceramic sink and oven with hob, together with space for an American-style fridge freezer. A useful utility room provides a further sink and plumbing for appliances A rear hallway leads to a pantry, WC and fourth bedroom/studio, which has roof lights and a door opening onto the decked seating area.

On the first floor, there are three bedrooms, the principle bedroom enjoys the luxury of a roll top bath and there is also a family shower room.

The gardens and grounds are a particular feature, providing a wonderfully secluded setting bordered by a stream and surrounded by woodland and farmland. To the front, a driveway offers ample parking for several vehicles. To the rear, accessed from the sitting room, a delightful covered decked area provides an ideal space for outdoor dining and relaxation, with a separate covered area for a hot tub.

Further features include a summer house set within its own enclosed garden, with light, power and a pull-down bed, together with a garden store and log store. The property is approached from the lane via a driveway and five-bar gate.

Please note: The neighbouring property, Hamslade Farm, has a right of access over the driveway to a neighbouring field.

Tenure: Freehold

Council Tax: Band D

Services: Mains electricity and water. Propane gas-fired central heating. Drainage via a septic tank shared with the neighbouring property.



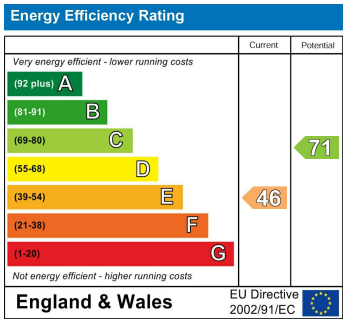
Directions

From Bampton proceed out of the town in the South Molton direction on the B3227 for approximately 2 miles until reaching the Black Cat junction. Turn right for Dulverton on the A396 and continue along for about half a mile until reaching Oakfordbridge. Turn left over the little bridge, proceed around the left hand bend, continue for a short while until you see the entrance for Little Hamslade on the right, proceed to the five bar gate which is the entrance for Hamslade Cottage.

Viewings

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

EPC Rating:



Total floor area 147.2 m² (1,585 sq.ft.) approx



Ground Floor **First Floor**

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 propertybox.io





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