

4 Fore Street, Bampton, Devon, EX16 9ND



Riverview Bridgetown, Dulverton, Somerset, TA22 9JL

Guide Price £375,000

- Village location in the beautiful Exe Valley
- Kitchen and utility
- 4 Bedrooms
- Approx. half acre of gardens bordered by stream
- Oil-fired central heating
- Sitting/ dining room with woodburning stove
- Sun room
- Family Bathroom
- Parking
- Dulverton 5 miles, Minehead 13 miles, Wimbleball Lake 5 miles

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Riverview Bridgetown, Somerset TA22 9JL

A 4 bedroom detached period property with half an acre of gardens surrounded by woodland and bordered by a stream, situated in the pretty Exmoor village of Bridgetown.



Council Tax Band: D



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### LongDescription

Bridgetown is a pretty village situated in an Area of Outstanding Natural Beauty within the Exmoor National Park. Dulverton, a charming historic town known as "The Gateway to Exmoor", is situated just 5 miles away and provides excellent day to day shopping with amenities including pubs, tea rooms, restaurants, library, doctors, vets, dentist, pharmacy and primary school. Also within 5 miles is Wimbleball Lake, popular for walking and cycling and renowned for its fly fishing, sailing, rowing and many other activities at the Wimbleball Lake Outdoor Centre ([www.swlakestrust.org.uk/wimbleball-lake](http://www.swlakestrust.org.uk/wimbleball-lake)). Tiverton to the south is approximately a 35 minute drive with dual carriageway access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station with services to London Paddington in just over 2 hours.

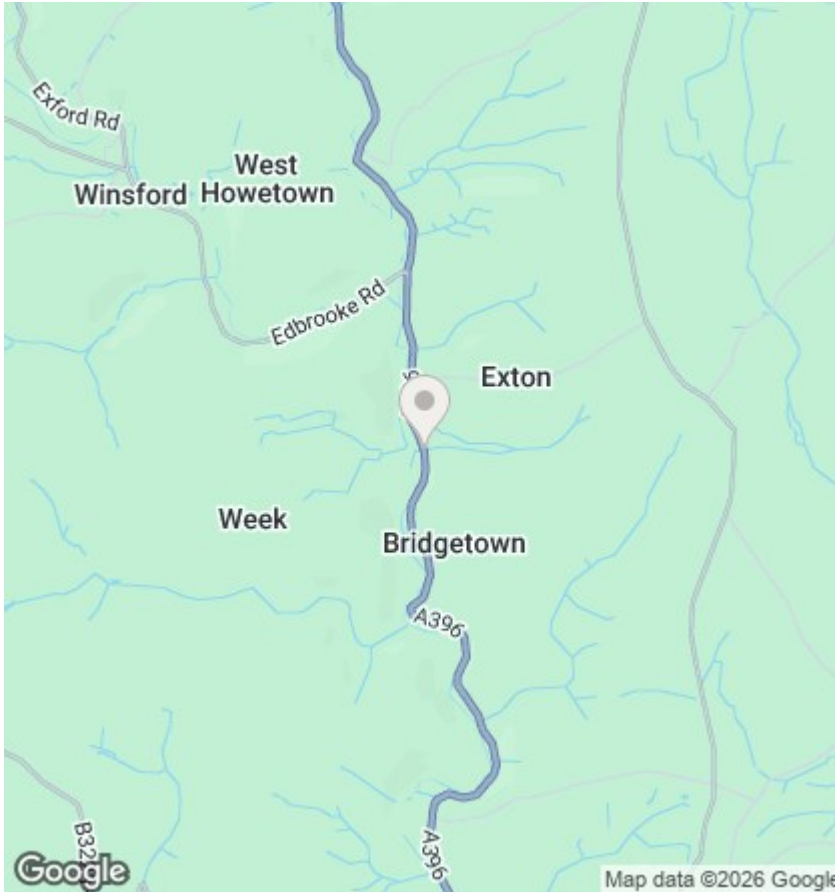
Riverview is situated in the heart of the village and set in half an acre of pretty cottage gardens, bordered by a stream and adjoining woodland. Believed to be at least 300 years old, this charming property offers spacious accommodation with a wealth of character throughout. A stable door leads into the spacious sitting/ dining room with wooden flooring and a stone fireplace with woodburning stove. The kitchen has ample fitted units, a range cooker and space for dishwasher and fridge, there is a useful pantry cupboard under the stairs and a utility room with a Belfast sink and ample space for white goods. The garden room is well positioned to enjoy the view over the garden and a door leads out to the driveway and garden beyond. Upstairs, there is a wide landing and four bedrooms all served by the family bathroom including a bath and separate shower.

Outside, to the front of the property is a pretty garden set behind a low stone wall. To the side, there is the driveway with parking, and to the rear is a terraced area leading off the sun room. The gardens are a particular feature of the property, the lower part being given to lawns and borders well stocked with shrubs and perennials. The half furthest from the house is given over to the support of wildlife, with

fruit trees, wild flowers and a pond. The woods bordering the garden boast snowdrops in February and bluebells in the spring. There remain some goat sheds from Riverview's former use as a smallholding, but these are dilapidated. The garden offers wonderful views across the valley and surrounding countryside.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

Services: Mains electricity, water and drainage connected. Oil-fired central heating.



## Directions

On reaching Bridgetown from the south, proceed past The Badgers Holt pub and the property will be seen after a short distance, on the right, marked by a Seddons For Sale board.

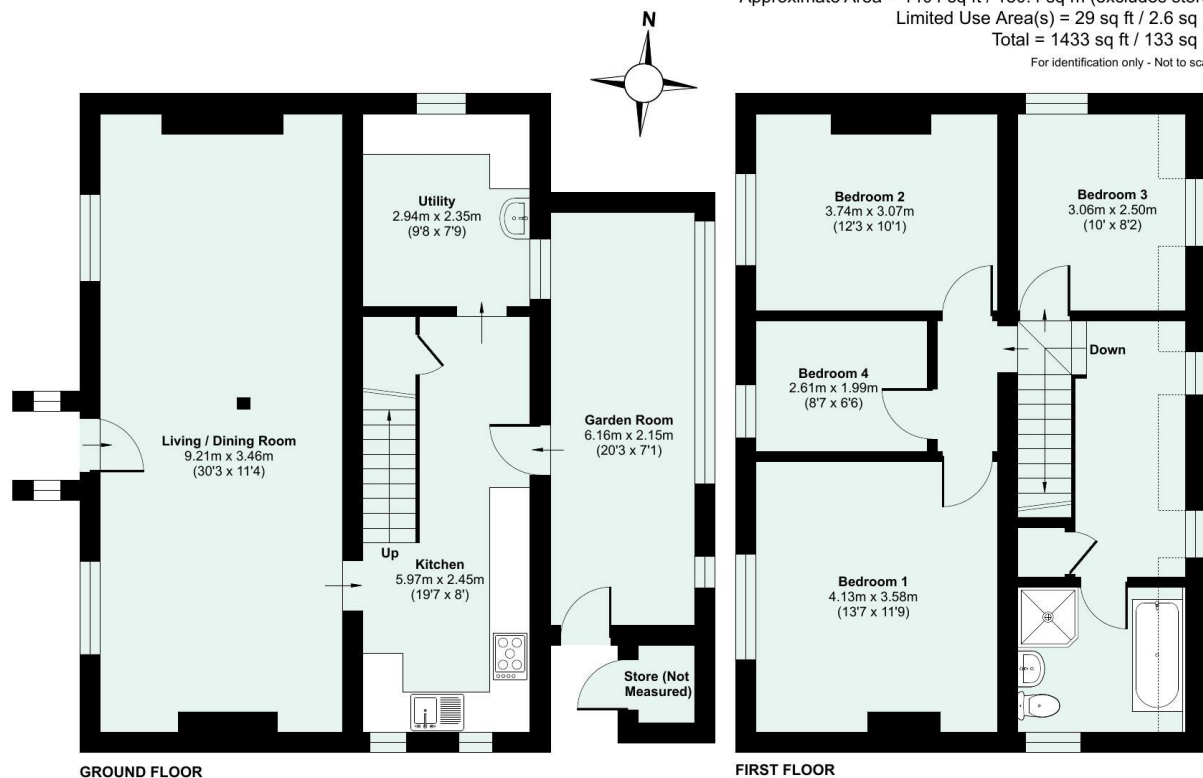
## Viewings

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

## EPC Rating:

F

| 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>                            |         | 66                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 30      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Seddons Estate Agents LLP. REF: 1449092

