



Valley Lodge Wonham, Bampton, Tiverton, Devon, EX16 9JZ

Guide Price £299,950

- Open plan sitting room/kitchen/diner
- 3 further bedrooms
- Gardens of c. 1 acre with river frontage
- Excellent income potential
- Bampton 3 miles, Dulverton 5 miles
- Master bedroom en-suite with verandah
- Family bathroom
- Ample parking
- Quiet, secluded location in the beautiful Exe Valley

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Valley Lodge Wonham, Tiverton EX16 9JZ

A superb holiday lodge with river frontage and gardens of approximately one acre, situated in the beautiful Exe Valley. Holiday let use only.



Council Tax Band: Exempt



Valley Lodge is situated in an idyllic, rural location on the banks of the River Exe in the pretty hamlet of Oakfordbridge. The property lies in a highly desirable holiday location close to the Exmoor National Park and is conveniently located within 3 miles of Bampton and 5 miles of Dulverton, both providing excellent local amenities including some lovely shops, pubs, eateries, primary schools, veterinary and doctor surgeries. This whole area is renowned for its outstanding natural beauty with its beautiful deep wooded valleys and heather moors ideal for riding, walking, fishing, wildlife, and sailing on Wimbleball Lake. The property is easily accessible with Junction 27 of the M5 and its adjoining Tiverton Parkway Station just 13 miles away or a 25 minute drive.

Valley Lodge is a superb, single storey wooden lodge, situated in an elevated position on the banks of the River Exe in the beautiful Exe Valley. This four bedroom lodge has a traditional log cabin style finish throughout with a large garden and extensive river frontage. The accommodation is deceptively spacious and has a light and airy feel with all rooms reaching into the eaves. There is a generous open plan living area with kitchen comprising white fitted units with a double oven and space for dishwasher and fridge. A particular delight is the master bedroom with an en-suite bathroom and double doors that open on to a veranda with views over the River and beyond. In addition, there are three further bedrooms, all served by a family bathroom with both a bath and separate shower. In addition, situated off the hallway, there is a cloakroom, utility cupboard and a useful storage cupboard. The lodge benefits from propane central heating, cavity wall insulation and double glazing.

The property is approached over a shared private drive. To the front of the property there is a parking area with space for several vehicles. Outside the property is a large, gravelled terrace, ideal for sitting out and enjoying the delightful outlook over the garden and river. The gardens provide a most private and tranquil setting, mostly laid to lawn with frontage to the River Exe. The garden adjoins a

further area of land which also has frontage to the River Exe.

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

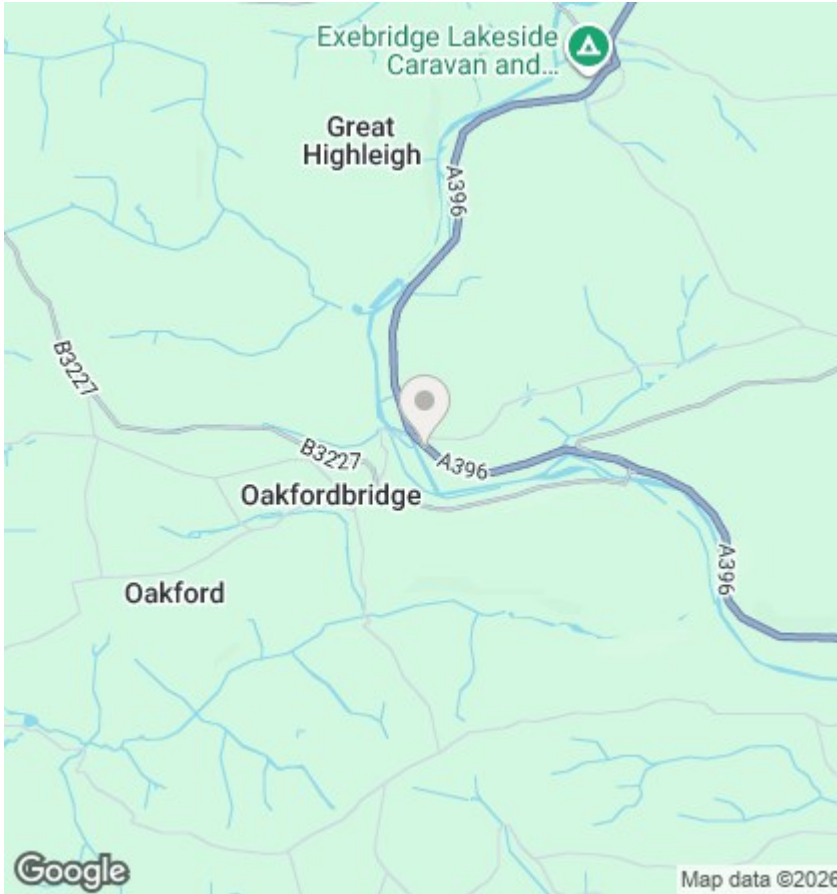
Agents Note: The property is restricted to holiday let useage only. Further information is available from the selling agents. Planning Permission no. 06/01287/FULL. Mid Devon District Council.

Services: Mains water, electricity and private drainage. Propane gas for central heating.

Tenure: Freehold

Local Authority: Mid Devon District Council, Tiverton.

Flooding: The property is located in Flood Zone 3. Please contact the selling agent for further details.



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 signed for Dulverton on the A396 and continue along for about half a mile where the entrance will be found on the left through a large metal gate. Continue down the private drive where the entrance gate to **Viewings**

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

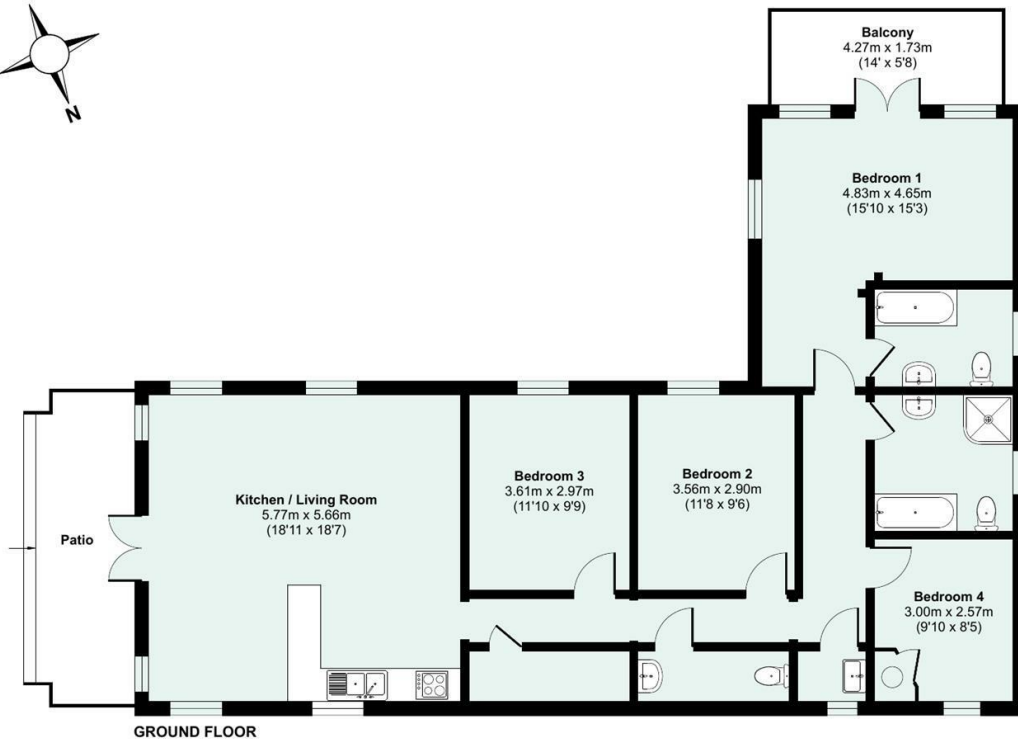
EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approximate Area = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Seddon Estate Agents LLP. REF: 1005952



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Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.