



Old Malt House

Briton Street | Bampton | Devon | EX16 9LN

seddons

A most charming period property with a south-facing courtyard garden, additional stunning riverside gardens, and a barn, all conveniently situated in the heart of Bampton.

- Stunning riverside gardens with Studio
- Flexible, character accommodation
- 3 bedrooms
- 2 bathrooms
- 2 reception rooms
- Kitchen/dining room
- Utility room
- Beautifully secluded courtyard garden
- Storage barn
- In all approx. half an acre

Guide Price

£560,000

Bampton

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The Property

Situated in the heart of the charming country town of Bampton, Old Malt House enjoys a highly convenient central location within easy walking distance of local amenities, including independent shops, traditional pubs, a historic 15th-century church, primary school, and doctors' surgery. The larger market town of Tiverton lies approximately seven miles to the south, providing access to Junction 27 of the M5 via dual carriageway, as well as Tiverton Parkway mainline station with regular intercity services to London Paddington in around two hours.

This attractive stone-built period property is ideally positioned within the town, with much of the accommodation facing south and overlooking the pretty and private courtyard garden to the rear. The property benefits from a large period barn, with the particular highlight being the large detached "secret garden", offering a most magical and secluded riverside setting. The well-presented interior is full of character and provides spacious, versatile accommodation, making it especially suitable for multi-generational living.



On the ground floor, the accommodation comprises a full-height entrance hall leading to a wonderful L-shaped kitchen, offering ample space for dining and entertaining.

French doors open onto the courtyard garden, while the kitchen itself is fitted with cream units and includes a dishwasher, electric oven, gas hob, and Aga. A double-aspect dining room leads through to a ground-floor bedroom and a bathroom fitted with a freestanding bath and separate shower. Completing the ground floor is a practical utility room with sink, cupboards, and space for a washing machine.

Upstairs, a galleried landing leads to a delightful double bedroom with a full-height ceiling and views over the river. The living room is particularly light and airy, featuring a wood-burning stove and access to a further bedroom (currently used as an office) with extensive cupboards and river views. There is also a bathroom comprising a bath with shower attachment, basin, wc and heated towel rail.

Outside, immediately to the rear of the property, there is a south-facing enclosed courtyard garden which is both sheltered and secluded, making it ideal for al fresco dining. This leads to a large gravelled area and provides access to a period barn, with steps at the rear rising to useful first-floor storage.

From the barn, a door opens into the neighbouring garden where a pathway, subject to a pedestrian right of way, leads to a wrought iron gate and the property's beautiful private riverside garden. This delightful space features meandering pathways, well-stocked flower beds, stone sheds and a greenhouse, all bordered by the river. At the far end of the garden sits a studio, ideal for home working, creative pursuits, or use as a peaceful retreat

In total, the gardens and grounds extend to just over half an acre.





Old Malt House, Briton Street, Bampton, Devon, EX16 9LN

Utilities

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

Council Tax

Band E

Local Authority

Mid Devon District Council.

Tenure

Freehold.

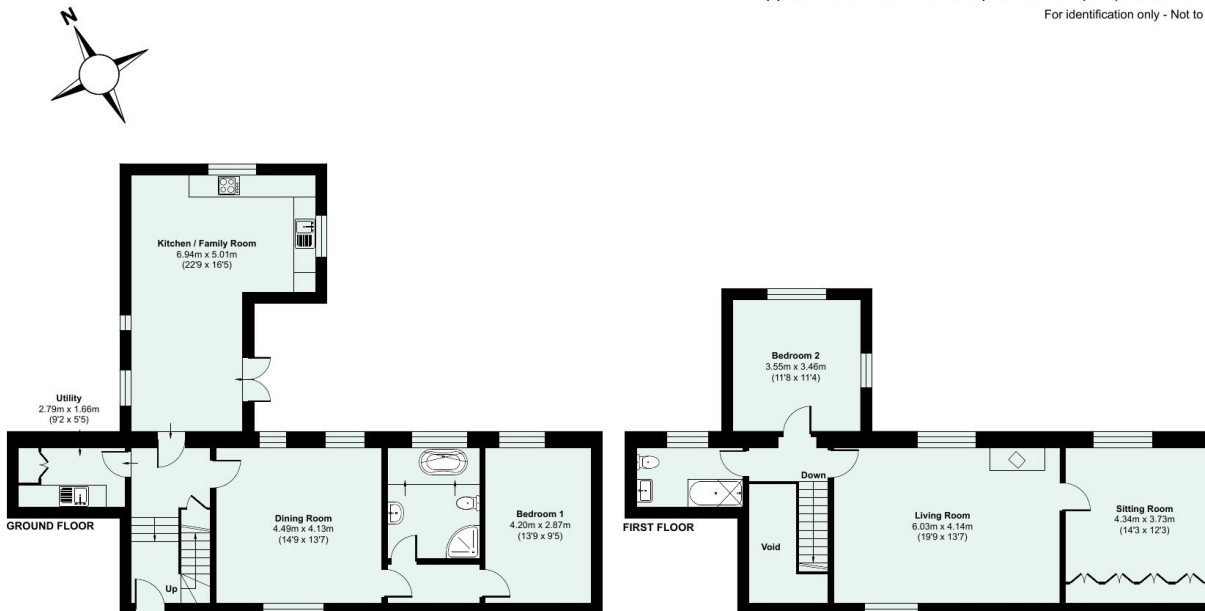
Directions

From the Seddons office proceed down the wide main street in the Tiverton direction, crossing over the river bridge and Old Malt House will be seen on the right.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Approximate Area = 1640 sq ft / 152.3 sq m (excludes void)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1415727



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