



# seddon's

4 Fore Street, Bampton, Devon, EX16 9ND



## Penny House 29-31 Brook Street, Bampton, Tiverton, Devon, EX16

### Asking Price £625,000

- Elegant Victorian family home
- 3 Bathrooms
- Approx. 2,912 sq ft accommodation
- Studio/Office Potential
- Tiverton c. 7 miles
- 5 Bedrooms
- 3 Reception Rooms
- Pretty Walled Garden
- Central Village Location
- NO ONWARD CHAIN

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Penny House 29-31 Brook Street, Tiverton EX16

A superb 5 bedroom Victorian family home with a pretty walled garden, studio and off road parking, conveniently situated in the heart of Bampton, just a short walk to amenities.



Council Tax Band: E



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## LongDescription

Fondly remembered as Bampton's former Post Office, this elegant and spacious Victorian residence offers over 2,400 sq ft of beautifully proportioned accommodation arranged across three floors. Situated in the heart of the historic and picturesque village of Bampton, Penny House enjoys a convenient location on the pretty main street of Brook Street.

Just a short stroll from local shops, pubs, eateries, a primary school and the doctors surgery, Penny House blends period character with exceptional convenience. The thriving market town of Tiverton lies only 7 miles to the south, offering extensive amenities including supermarkets, hospital, leisure centre, golf course, and the renowned Blundell's School. From Tiverton, excellent transport links provide quick access to the A361, M5 motorway, and Tiverton Parkway railway station with direct trains to London Paddington in around two hours.

### Accommodation

A welcoming entrance hall with original Victorian tiled flooring sets the tone for the rest of the property. The elegant drawing room features a fireplace with woodburning stove, while a second reception room makes an ideal family or TV lounge.

The heart of the home is the impressive kitchen/dining room, perfect for family living and entertaining. It boasts a large central island, granite worktops, ample storage, and integrated appliances include a double oven and electric hob. A large utility room with Belfast sink, oil-fired boiler, and two useful storage rooms (including the original post office safe) lies just off the kitchen, along with a generous cloakroom from the hall.

The first floor offers three double bedrooms, including an impressive principal bedroom with en-suite shower room, plus a large family bathroom. The second floor provides two further bedrooms, one of which also benefits from an en-suite shower room, ideal for guests or older children.

### Outside

To the rear, a delightful walled garden offers privacy and charm, complete with a summer house/studio and an adjoining garden shed. A covered driveway, accessed from the street by a door, could provide off-road parking for a small car. Above the driveway is an additional room with independent access, ideal for conversion into a home office or studio. This could also be incorporated into the main house providing another superb bedroom suite, again subject to planning.

Set within an area renowned for its outstanding natural beauty, Penny House is just 5 miles from Exmoor National Park and a scenic 45-minute drive from the stunning beaches of North Devon.

Tenure: Freehold

Council Tax: E

Local Authority: Mid Devon District Council

Services: Heating by way of oil-fired central heating. Mains electricity, water and drainage connected.

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## Directions

DIRECTIONS: From the Seddons office, take a short stroll down Brook Street towards the butchers, and the property will be seen on the left.

## 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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 2912 sq ft / 270.5 sq m  
 Limited Use Area(s) = 130 sq ft / 12 sq m  
 Garage & Store = 558 sq ft / 51.8 sq m  
 Outbuilding = 177 sq ft / 16.5 sq m  
 Total = 3777 sq ft / 350.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1283290

