

Guide Price £575,000



Castle Lodge Castle Street, Bampton, Tiverton, EX16 9NS

- Detached home in a private, secluded setting
- 4 bedrooms and 3 bathrooms
- Spacious sitting room with garden access
- Additional first floor living accommodation
- Garage and ample parking
- Over 2,000 sq ft of flexible living space
- Designed for convenient single storey living
- Kitchen with walk-in pantry
- South-facing private gardens
- Short, level walk to amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Castle Lodge Castle Street, Tiverton EX16 9NS

A spacious detached home with ground floor bedrooms, secluded south facing garden, garage and parking, hidden away on the edge of Bampton, within a short, level walk of amenities.



Council Tax Band: E



Castle Lodge is situated in a beautifully secluded, tucked away location on the edge of Bampton, within a short, level walk to local shops and amenities. Accessed by its own driveway from Castle Street, this spacious, detached property offers over 2,000 sq ft of flexible accommodation which has been designed with single storey living in mind, with three bedrooms and two bathrooms on the ground floor and two bedrooms and a bathroom on the first floor, providing wonderful flexibility for those looking for single storey accommodation.

The property is entered via a welcoming reception hall, from which an attractive spiral staircase rises to the first floor. The spacious sitting room enjoys a feature fireplace and sliding patio doors opening onto the garden, creating a bright and inviting living space. The well-appointed kitchen has ample fitted units and incorporates an electric double oven, hob, dishwasher and fridge/freezer, complemented by a superb walk-in pantry. Adjoining the kitchen is a useful utility room providing space and plumbing for a washing machine, together with the oil-fired boiler. Designed with single-storey living in mind, the ground floor also benefits from a principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The first floor, which is attractively built into the eaves and accessed via the spiral staircase, provides exceptional flexibility. It comprises two additional bedrooms (one with a walk-in airing cupboard), a spacious sitting area and a bathroom featuring a Jacuzzi bath and separate shower enclosure, making it ideal for guests, multi-generational living or those seeking additional

recreational space.

Outside, the property enjoys beautifully secluded, south-facing gardens that provide a peaceful and private setting. A walled garden adjoins the sitting room, creating an ideal space for al fresco dining. To the front of the property, a generous driveway provides ample off-road parking and leads to the garage, with an up-and-over door with a pedestrian door providing access to the rear garden. The property is approached via a private driveway from Castle Street, enhancing its secluded setting and leading directly to the parking area.

The neighbouring property enjoys a right of way over the driveway to access their property from the rear.

Bampton is a delightful country village with some lovely independent shops, pubs and cafes as well as a post office, primary school and doctors surgery. The much larger market town of Tiverton lies 7 miles to the south with extensive local facilities and from Tiverton there is easy access to communication links including the A361 North Devon link road, M5 motorway and Tiverton Parkway railway station providing regular services to London Paddington in two hours.

Tenure: Freehold Services: Mains water, electricity and drainage. Oil fired central heating. Council Tax: Band E. Local Authority: Mid Devon District Council.



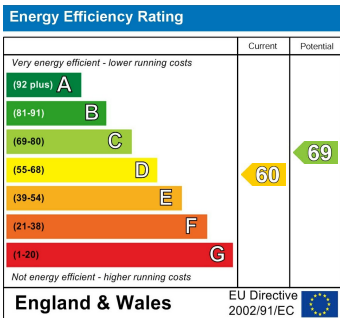
Directions

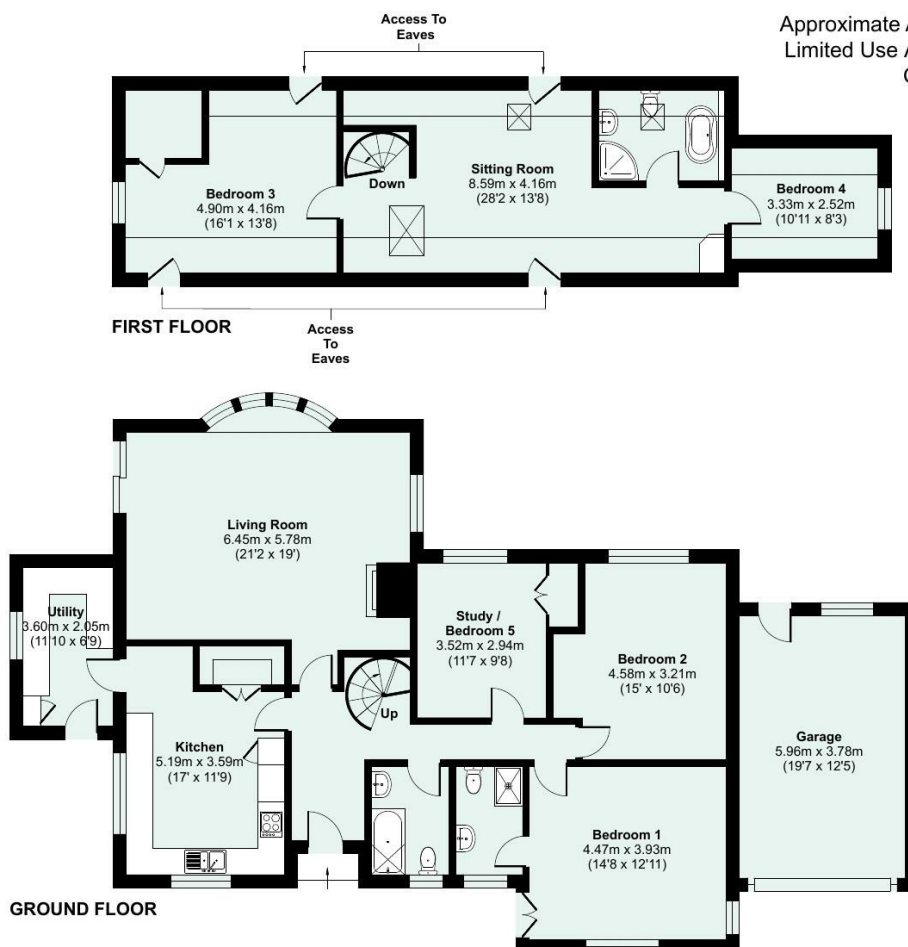
From Seddons Bampton office, proceed the short distance to the end of the main street, turn right into Castle Street and the entrance driveway to Castle Lodge will be seen further along on the right, marked by a Seddons board.

Viewings

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

EPC Rating:





Approximate Area = 1838 sq ft / 170.7 sq m
 Limited Use Area(s) = 268 sq ft / 24.8 sq m
 Garage = 243 sq ft / 22.5 sq m
 Total = 2349 sq ft / 218 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1483276

