



**Heron House**

Brook Street | Bampton | Devon | EX16 9LY





A wonderfully warm and inviting 18th Century family home, with a beautiful south facing walled garden situated in the heart of the sought after village of Bampton within a short walk of amenities.

- Beautiful period home
- 2,247 sq ft accommodation
- 2 reception rooms
- 4 double bedrooms
- 4 bathrooms
- Walled, south facing garden
- Air source heat pump and solar panels
- Picturesque village location
- Walking distance to amenities
- Tiverton approx. 7 miles

Asking Price £650,000

Bampton

01398 332006

[bampton@seddons.com](mailto:bampton@seddons.com)







## Situation

Situated in the heart of Bampton, on the pretty main street of Brook Street, Heron House is conveniently located just a short walk from the many amenities that this popular, historic village has to offer with some lovely shops, pubs and eateries, primary school and doctors surgery.

The much larger market town of Tiverton lies 7 miles to the south with extensive local facilities including supermarkets, hospital, leisure centre, golf course and the renowned Blundell's School. 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.

The whole area is well known for its outstanding natural beauty with Exmoor National Park just 7 miles to the north and the beaches of the beautiful North Devon coast are only a 45 minute drive.

## The Property

Heron House is a particularly attractive and spacious Georgian family home with a beautiful south facing walled garden. Believed to date from 1785, the property enjoys over 2200 sq ft of accommodation with generously proportioned, elegant rooms and a delightful outlook to the rear over the garden and woodland beyond.

The property retains a wealth of period features typical of the Georgian era, including a handsome turned staircase, high ceilings with ornate cornicing and sash windows to the front. The property has recently had new windows installed to the rear of the house, apart from the kitchen which the owner has left as this room would benefit from updating and has potential for extension, subject to planning.





A beautiful panelled front door leads into the entrance hall with the Victorian mosaic tiled floor and a rear door gives access to the garden. The spacious sitting room is a real delight, ideal for entertaining with its beautiful bay window, carved wood fireplace and stunning ceiling mouldings and cornicing.

The pretty dining room has a sash window with the original shutters, fireplace and a door leads into the kitchen /breakfast room with an Aga and French doors open out to the terrace and garden.

A door from the sitting room leads into the boot room, with a door to the garden. This room offers potential to create a study or studio room. Upstairs, there is a spacious landing and three double bedrooms, each with an en-suite bathroom, and the fourth bedroom is served by the family bathroom.

Outside, to the rear of the house, there is a delightful, south facing walled garden with a sheltered, paved terrace leading off the kitchen. The garden is a particular feature of the property, beautifully private and mostly laid to lawn with deep, well stocked flower and herbaceous beds and borders.

A workshop/utility room with the hot water cylinder, plumbing for the washing machine and drier, space for bikes and recycling boxes. Timber garden shed. A side gate and double gates give side access to the street..

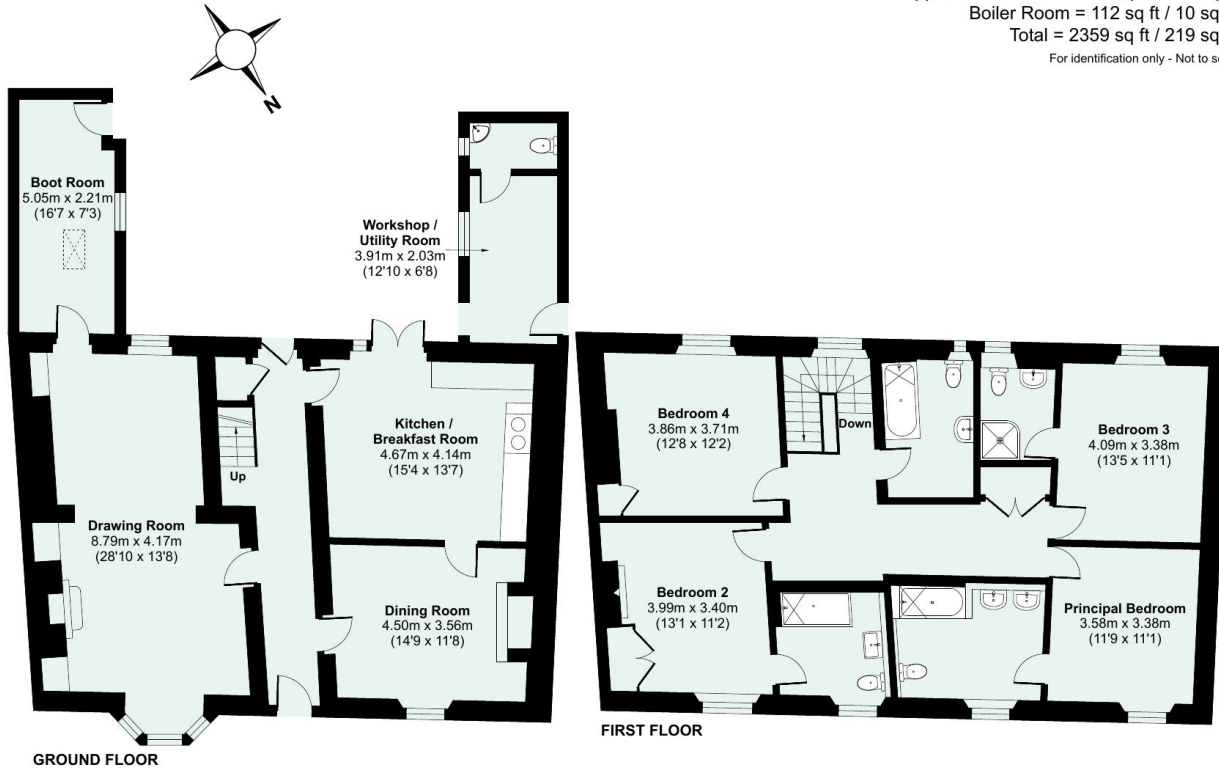








# Heron House, 50 Brook Street, Bampton, Devon, EX16 9LY



Approximate Area = 2247 sq ft / 209 sq m  
 Boiler Room = 112 sq ft / 10 sq m  
 Total = 2359 sq ft / 219 sq m  
 For identification only - Not to scale

## Tenure

Freehold

## Utilities

Heating supplied by Air Source Heat pump. Solar panels and Eco efficient hot water storage. Mains electricity, water and drainage connected.

## Council Tax

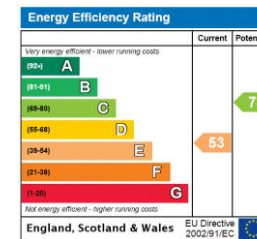
Band B

The property is subject to Council Tax and Business Rates owing to it being run as a B&B. Ask agent for details

## Directions

From the Seddons office proceed down the wide main street towards the river bridge and the property will be seen on the right hand side before reaching the bridge.

## Energy Performance Certificate (EPC)



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