



New Park

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Near Bampton, Tiverton, Devon, EX16 9DX



SITUATION

The property is situated on the edge of the picturesque market town of Bampton which provides a wide range of shopping amenities and services, including a primary school, post office, butchers, bakers and award winning restaurants. Dulverton, the Exmoor National and Wimbleball Lake are within a twenty minute drive. Tiverton is approximately 7 miles distant and boasts both private and state schooling, major banks and building societies, and shops catering for a variety of needs. Junction 27 of the M5 is approximately 13 miles distant alongside which lies Tiverton Parkway Station with an intercity link to London Paddington of approximately 130 minutes.

DESCRIPTION

New Parks is a charming detached property which includes a stunning blend of period features with a contemporary feel. A particular feature is the spacious kitchen/family room which has tri fold doors opening onto a terrace. The sitting room offers a blend of homely comforts with inglenook fireplace and exposed timbers. There is a further reception room, study, playroom and four generous size bedrooms, two with en-suites, and a family bathroom.

Outside there are established gardens and sits in approximately 6.67 Acres. Within these grounds are the remains of an outbuilding consisting of 3 stone walls and a tin roof which has potential for development subject to PP. Agricultural building with planning consent for two, three bedroomed semi detached holiday homes and consent for two detached Holiday Villas.

ACCOMMODATION

Entrance hall with stable door, slate flooring and staircase to first floor. Sitting room with inglenook fireplace and multi-fuel burner on a slate hearth, window to front with window seat. Snug with window to front with window seat, open fireplace with slate hearth and under stairs cupboard. Inner hall/study opening into Play room with built-in storage cupboards and window overlooking the garden and Kitchen/family room with a range of wall and base units with wooden work surface, integrated electric oven and hob, Twin Belfast sinks with mixer tap over and jet wash tap, Large four oven Aga with twin plates and additional hot plate, recess

for fridge freezer, doors lead to front and rear terrace. Utility. Wet room comprising of Mira shower, corner fitted low level WC, pedestal wash hand basin, heated towel rail, extractor fan and tiled throughout. Master bedroom with built-in double wardrobes, further storage over and windows to side, French doors to the rear (offering potential for Juliette balcony or a bridge to the raised garden), Velux windows and access to roof space. En-suite bathroom comprising of bath with shower over and mixer tap, lower level WC, pedestal wash basin, shaver point and heated towel rail. Bedroom 2 with built-in wardrobes, velux window and window to side overlooking the gardens. Ensuite shower room comprising of shower cubicle with shower, low level WC, pedestal wash hand basin, shaver point, heated towel rail and extractor fan. Bedroom 3 with built in cupboard, windows to the front and access to loft space. Bedroom 4 with window to front. Bathroom comprising of spa bath with central mixer tap and shower attachment, shower screen, low level WC, pedestal wash hand basin, heated towel rail, built-in cupboard, windows to side and rear.

OUTSIDE

The property is approached from the road via a five bar wooden gate, along a stone based driveway with parking for several vehicles. Steps lead down to an enclosed terrace with raised decking and areas of lawn which run to the front of the property. Immediately behind the property is a sloping lawned garden bordered by a stream. A gate gives access to the main field which leads to a small quarry area also incorporating ruins of a period property. To the side of the property is a further drive which gives access to the agricultural building and beyond to where there is planning for the two Villas.

DIRECTIONS

From Tiverton take the A396 due north towards the market town of Bampton, passing through the village of Cove. When reaching the roundabout with The Exeter Inn to your right, take the second exit signposted Bampton. New Park will then be found a short distance down on your right hand side.

SERVICES

Mains electricity and water. Oil heating. Private drainage. Photographs taken 2017

Tiverton 7 miles - M5 motorway (J27)/
Tiverton Parkway Station 14 miles

A beautifully presented and extended family home situated on the edge of a popular market town.

- Stunning Kitchen/Family Room
- 3 Reception Rooms
- 4 Bedrooms
- 2 En-suites & Family Bathroom
- Established Gardens & Grounds
- Agricultural Building with PP
- Planning for two Holiday Villas
- Set in approx 6.67 Acres

Guide price £695,000



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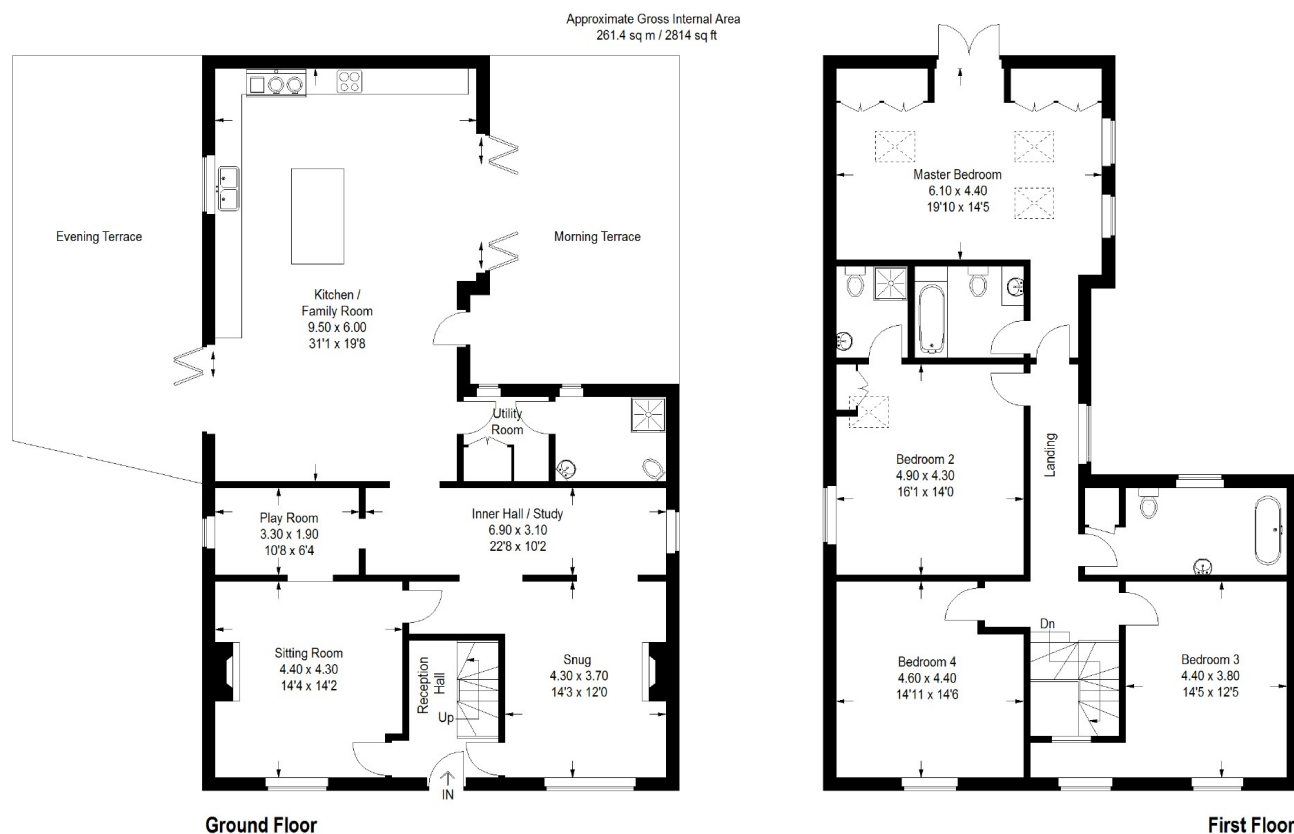
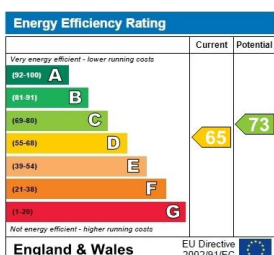


Illustration for identification purposes only, measurements are approximate, not to scale.
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