

6, Castle Street

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Bampton, Tiverton, EX16 9NS

Tiverton 7 Miles | M5 (J27)/Tiverton Parkway 13 Miles | Exeter 21 Miles

A stylish Grade II listed home and business/investment opportunity within this popular and accessible village

- Flexible Period Home/Business
- Artisan Coffee/Gallery Space
- South East Facing Rear Garden
- Potential Part Airbnb Use
- Council Tax Band D
- 6 Bedrooms, 3 Bathrooms
- Enclosed Off Road Parking
- 2/3 Reception Rooms
- M5 (J27)/Tiverton Parkway 13 Miles
- Freehold

Guide Price £695,000

SITUATION

The historic town of Bampton is a thriving, friendly community with a range of everyday amenities, including an independent butcher, other shops, pubs, doctor's surgery, pharmacy and primary school.

The larger market town of Tiverton lies approximately 7 miles to the south, with easy access to the M5 motorway via the A361 North Devon Link Road at junction 27. Tiverton Parkway railway station offers regular direct services to London Paddington, with journey times of around two hours.







DESCRIPTION

This impressive and versatile Grade II listed period house is perfectly placed for a country village lifestyle, together with home and income opportunities. The extensive accommodation is complimented on the ground floor by a successful artisan coffee/gallery space currently run by the owners, but offers an opportunity for other uses if required subject to permission. The very flexible layout also provides established Airbnb letting for the owners with separate access if required. The layout could equally suit a multigenerational family and features period character with large, well presented rooms.

OUTSIDE

To the side of the house doors open onto a concealed entrance and parking area giving access to a gate which opens onto the rear garden.

The garden forms an enclosed south east facing area with surrounding stone walling and features well maintained areas of lawn surrounded by well stocked flower and shrub beds.

A patio provides seating and entertaining space overlooking the garden, perfect for alfresco dining.

AGENTS NOTE

A pedestrian right of way exists for the neighbour through the parking area.

SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal – Three (variable). External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Bampton conservation area.

DIRECTIONS

What3Words: ///sock.endlessly.blackbird
Google Drop Pin:
https://maps.app.goo.gl/RkHiPruLBx31T7rT9







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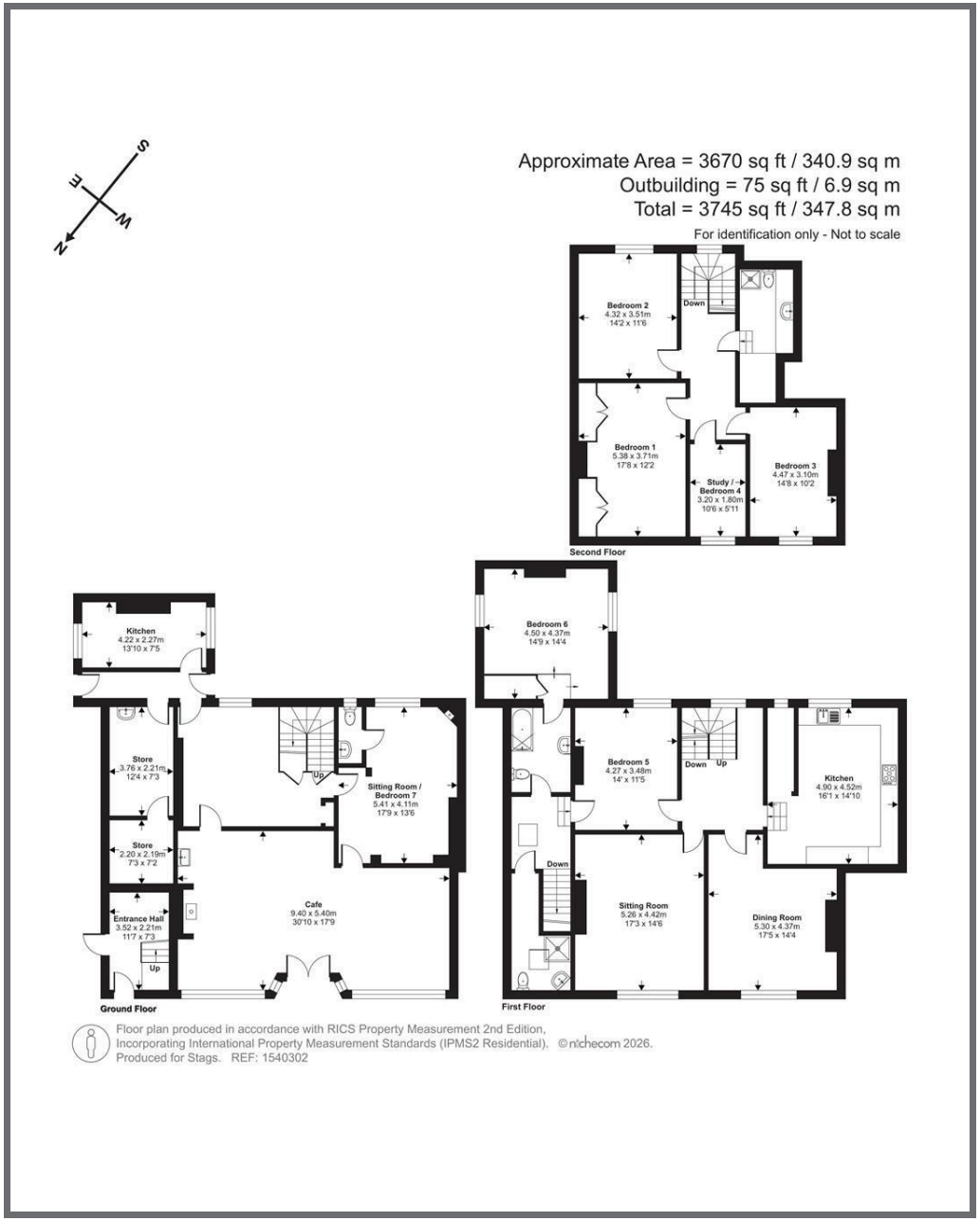

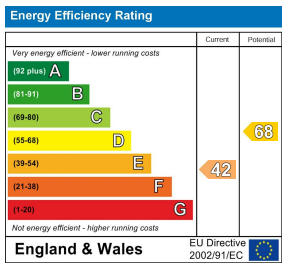

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