



Court Grove Farm, Bampton, Tiverton, Devon

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Court Grove Farm Bampton, Tiverton, Devon, EX16 9AD

A unique opportunity to remodel a bungalow and convert an adjacent barn into a four bedroom home, including land of approximately 20.5 acres

Two bedroom bungalow | Outbuildings with potential for conversion (STP) | Approximately 20.5 acres of pasture

Bampton 0.5 miles, Tiverton 8 miles, Taunton 20 miles, Exeter 22 miles

The Property

Court Grove Farm presents an exciting opportunity to renovate and extend a two bedroom bungalow with approximately 20.5 acres, as well as convert an adjacent barn into a striking four bedroom home.

The planning application is currently pending subject to surveys and architect's sketches have been drawn up to extend the existing living space in the bungalow and create a spacious open plan kitchen/living area, separate reception room, three bedrooms, two bathrooms and an office.

Plans for the barn conversion involve the removal of a large Dutch Barn and the conversion of the stone barn to a two-storey house with open plan living space, a sitting/dining room, kitchen, boot room, separate utility, study, four double bedrooms (two with en suite shower rooms) and a family shower room.

Outside

Court Grove Farm occupies a plot measuring approximately 20.5 acres. The land is divided into three fields of gently sloping pasture.

Location

The property is situated in the beautiful Mid Devon countryside, on the edge of the attractive market town of Bampton. The town provides a wide range of day-to-day amenities and shops, including a primary school, Post Office, a butcher, bakers, greengrocers, wine shop, doctors' surgery and chemist and a selection of popular award-winning restaurants. It is also home to a 15th century church.

Opportunities for outdoor pursuits in the local area are endless. Exmoor National Park, Wimbleball Lake and Dulverton are all just a short drive away and offer picturesque walks and natural beauty spots, whilst the stunning beaches of the scenic North Devon coast are also within easy reach. The town of Tiverton is approximately 8 miles away and provides an even greater range of recreational, cultural and shopping facilities including a number of supermarkets. It is also home to numerous well regarded schools in both the private and state sectors, such as Tiverton High School, Heathcoat Primary School, Willand School and Blundell's School. Taunton, approximately 20 miles away, also offers some excellent educational options including King's Hall Preparatory School, King's College Taunton, Taunton School and Queen's Taunton.

Links via road and rail are convenient, with good access to the M5 (Junction 27) and from there to the national motorway network. Tiverton Parkway station offers regular intercity services to London (Paddington) in around two hours.







Directions

The postcode of the property is EX16 9AD.

General

Local Authority: Mid Devon District Council.

Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations.

Council Tax: Band D.

Tenure: Freehold.

Guide Price: £750,000.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Please Note: The planning application is pending subject to surveys. There is an agricultural tie attached to the property. Please contact the agent for further information.

Exeter

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