



Heron House, 50 Brook Street, Bampton, Devon



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

A well presented, unlisted four-bedroom property in the heart of the popular village of Bampton.

Exmoor National Park 5 miles, Dulverton 5 miles, Tiverton 7 miles, Tiverton Parkway mainline station 10 miles (London Paddington 2 hours), Exeter 22 miles

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Boot room | Boiler room | Gardeners W.C | Four double bedrooms, three with en suite bath or shower rooms  
Family bathroom | Garden | EPC: D

## The property

Heron House is an attractive, terraced period property, presented to a high standard, with spacious and flexible accommodation. The property benefits from a newly installed Air source heat pump and solar panel energy.

On the ground floor, the Maison tiled reception hall leads to a substantially sized and opulent drawing room, providing the ideal space in which to entertain and relax, with its ornate fireplace, large bay window to the front and sash to the rear delivering plenty of natural light. On the opposite side is a bright, formal dining room, with an original stone-built fireplace with a log burning stove and a flagstone tiled floor. Adjacent is the well-proportioned kitchen/breakfast room in need of refreshing, with access via double doors to the rear garden. There is also a practical boot room and a boiler room, both having direct access to the garden and forming space for the U-shaped patio area between. A gardeners W.C completes the floor.

On the first floor are four generously sized and characterful bedrooms, three with well appointed en suite bath or shower rooms. There is also a spacious family bathroom.

## Outside

The property has an attractive front-facing ragstone wall containing a few ornamental trees and shrubs. At the rear of the house, a private paved terrace offers the perfect space to dine al fresco, surrounded by a plethora of small trees, flower beds and climbing plants. Beyond this is a sunny south-westerly facing garden area, which is largely laid to level lawn and encircled by established mature trees, hedges and flowerbeds which include a wonderful mature Magnolia and the prettiest Umbrella Crab Apple tree together with a plethora of perennials and Irish Yews.

## Location

Heron House is located in the heart of the very picturesque market town of Bampton, which offers a broad range of day-to-day amenities, shopping facilities and services including a Post Office, a local Primary School, a butcher, bakers, a wine shop, greengrocers, a chemist, a doctor's surgery and several popular eateries and pubs, as well as a 15th century Church. Just a short distance away is Exmoor National Park, Dulverton and Wimbleball Lake, all providing scenic walks and natural beauty spots to explore, with the beaches of the beautiful North Devon coast also within easy reach. The larger town of Tiverton is just over 7 miles away, reached easily by car or a local bus service and offers an even more extensive range of shopping, cultural and recreational facilities, as well as excellent options in both the state and private schooling sectors, including Blundell's, for which the property falls within the reduced-fee catchments area. Road and rail connections are also good, with easy access to the M5 at Junction 27 offering links to the further motorway network, whilst the mainline station at Tiverton Parkway offers regular intercity services to London Paddington in around two hours.











## Directions

What3words: ///shells.crafts.conveys

## General

**Local Authority:** Mid Devon District Council.

**Services:** Mains electricity, water and drainage.

Air source heat pump and solar panel energy.

**Council Tax:** Band B

**Tenure:** Freehold

**Mobile/Broadband Checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Nb:** There is a flying freehold. The clients solicitor proposes dealing with this by way of an indemnity policy. Further information is available from the vendors agent.

**Asking price: £475,000**

## Exeter

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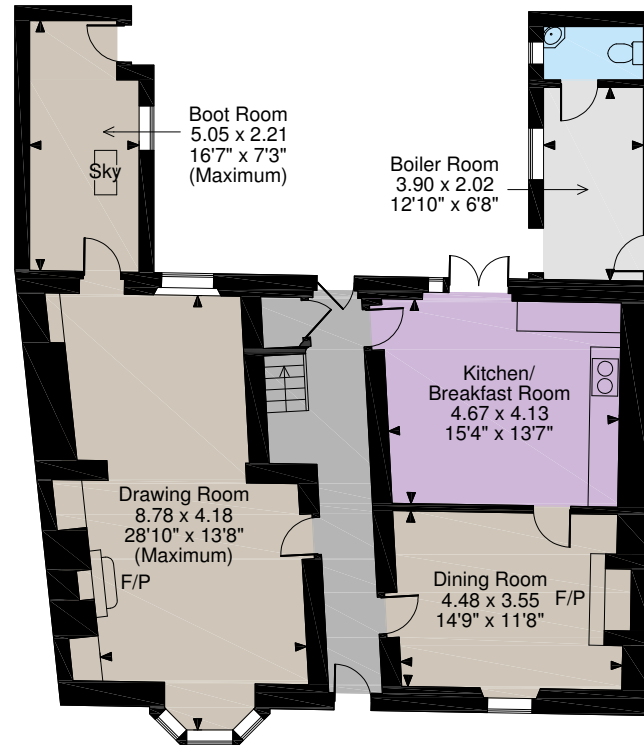
## Floorplans

House internal area 2,247 sq ft (209 sq m)

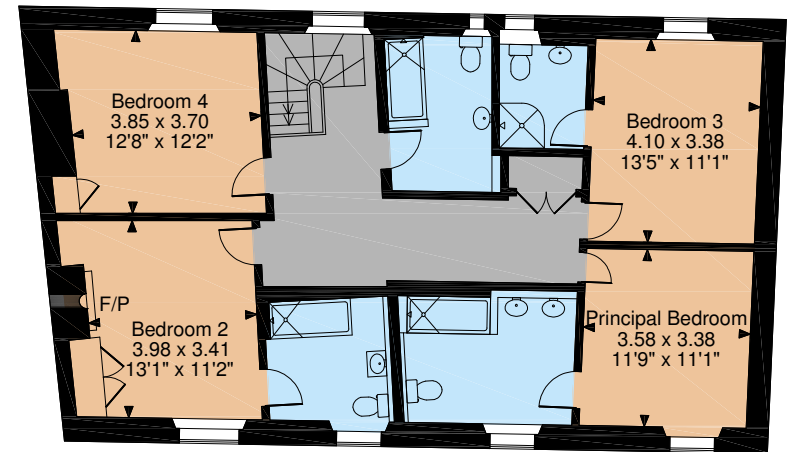
Boiler room internal area 112 sq ft (10 sq m)

**Total internal area 2,359 sq ft (219 sq m)**

For identification purposes only.



**Ground Floor**



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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