



Offers In The Region Of £300,000

3 Bedroom Cottage for sale

2a High Street Bampton, Bampton, Tiverton



EweMove
SALES AND LETTINGS



Overview

Discover this charming period cottage, with three-bedrooms and beautifully positioned in the heart of Bampton, Tiverton. Set on the sought-after High Street, No. 2a High Street offers quintessential village living with a unique blend of historic character and modern comfort.

Believed to have been built during the 16th/17th century, this property benefits from not being a listed building.

SOME IMAGES HAVE BEEN STAGED TO ASSIST THE BUYER



Key Features

- CHARACTER COTTAGE
- 3 BEDROOMS
- INGLENOOK FIREPLACE WITH LARGE WOOD-BURNING STOVE
- LARGE TERRACE GARDEN
- PICTURESQUE VIEWS
- CENTRAL LOCATION
- CLOSE TO VILLAGE AMENITIES
- WHAT3WORDS///roof.rotations.cardinal







Situated in the heart of historic Bampton, this enchanting stone-built, three-bedroom period cottage offers a rare blend of character, space, and convenience. No. 2a High Street provides the perfect setting for those seeking village life with picturesque countryside views, all within easy reach of local amenities. Believed to have been built during the 16th/17th century, this property benefits from not being a listed building.

This attractive character cottage boasts an inviting entrance hall with cloakroom (including plumbing for a washing machine), leading through to a cosy sitting room. The standout inglenook fireplace and large wood-burning stove creates a wonderful place to relax. A spacious, open kitchen and dining area provides fitted cabinetry, an integrated oven with electric hob, and ample space for both a fridge/freezer and plumbing for a dishwasher. Patio doors flood the dining area with natural light and open straight onto the generous rear garden, perfect for seamless entertaining or enjoying a morning coffee while taking in bucolic countryside views.

Upstairs, three well-proportioned bedrooms each have quiet outlooks and plentiful natural light. The family bathroom serves all bedrooms and includes both a bath and a separate shower—a practical touch for family living. Modern comforts are ensured with oil-fired central heating throughout, blending quietly with the period charm.

Stepping outside, a charming courtyard leads onto a large, terraced garden with established borders, a greenhouse, and a versatile shed or studio. Take the garden's pathway upwards to discover further tranquil spaces—ideal for those peaceful early mornings or evening gatherings—all enhanced by far-reaching views over Bampton and the rolling hills beyond.

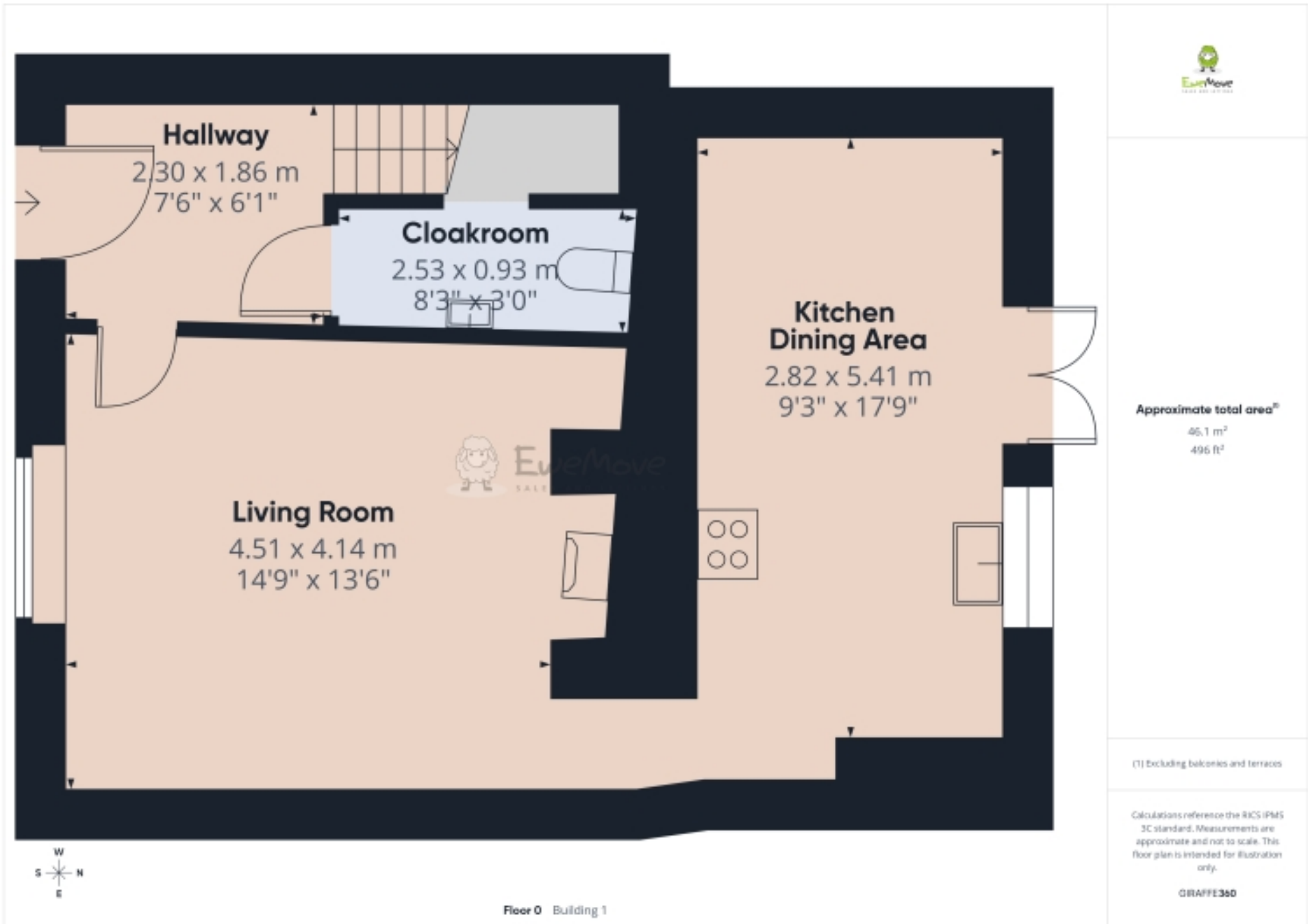
Despite its tranquil outlook, this character cottage benefits from a truly central village location, with excellent access to the thriving community of Bampton. A short stroll brings you to an array of excellent traditional amenities: renowned pubs and restaurants, independent shops, butcher, greengrocer, doctor's practice, pharmacy, post office, primary school, and the 15th-century parish church, all lending the area a genuine community atmosphere.



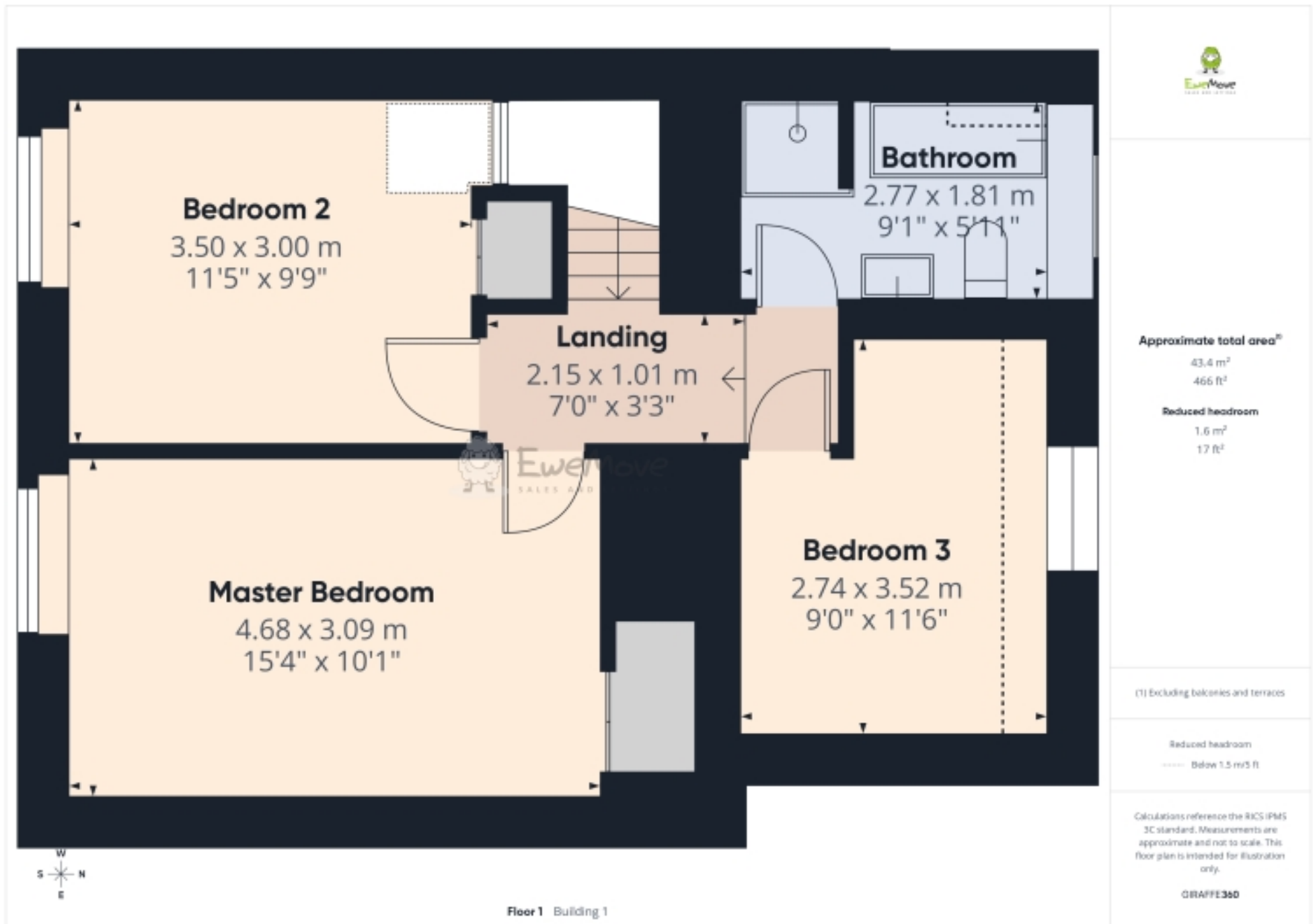
For commuters and explorers alike, the charming market town of Tiverton is only 7 miles to the south, offering swift road access to the M5 (Junction 27) and InterCity mainline trains to London Paddington in just two hours. Outdoor enthusiasts will be drawn by the proximity of Exmoor National Park, only 3.5 miles away, and the stunning beaches of North Devon's coastline just a short drive from your door.

Combining warmth, period style, a peaceful setting, and easy village living, No. 2a High Street is a true gem. Discover its delightful spaces and unrivalled charm for yourself-arrange a viewing today.

Floorplans



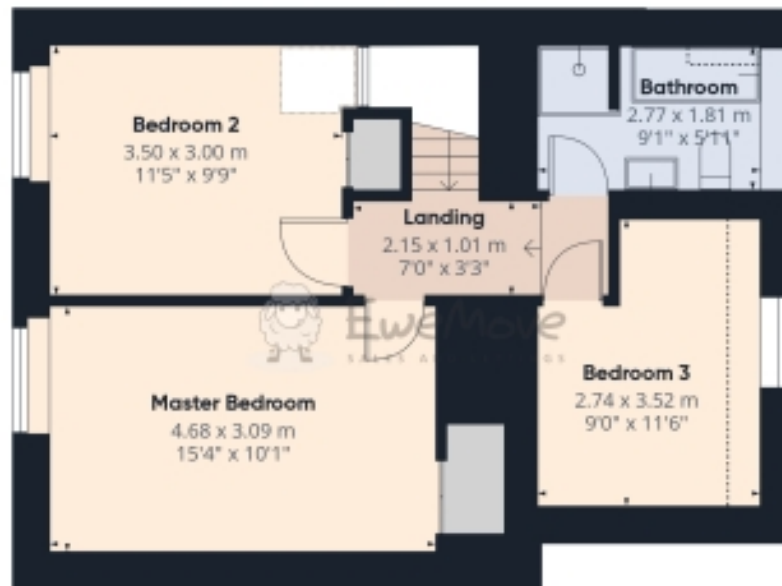
Floorplans



Floorplans



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

89.5 m²

962 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES60



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Tiverton

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