



Langs Farmhouse







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Petton, Shillingford, Devon, EX16 9BS

Bampton 3.5 miles | Wiveliscombe 6 miles | M5 J27/ Tiverton Parkway 9 miles

A period former farmhouse in an accessible country location with open southerly views. Spacious five-bedroom accommodation and useful outbuildings, in all 0.84 acres.

- Detached Former Farmhouse
- Three Reception Rooms
- South-Facing Garden & Views
- M5 J27/ Tiverton Parkway 11 Miles
- Council Tax Band F
- Five Bedrooms. Two Bathrooms
- Large Kitchen/ Dining Room
- Useful Outbuildings with Potential
- In All 0.84 Acres
- Freehold

Guide Price £750,000

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SITUATION

The property lies in an attractive country location amongst open countryside. Excellent access is enjoyed, being just 0.4 miles from the B3227, which runs between Bampton and Taunton. Bampton, approximately 4 miles, provides a popular range of local amenities, including a range of shops, pubs, cafes, primary school and doctor's surgery. Further afield, Tiverton is 10 miles, with a full range including wider facilities of hospital, banking, shopping, supermarkets and both state and private schooling, including the renowned, independent Blundell's school, which offers discounts to local students. The M5 Junction 27 and Tiverton Parkway station are 11 miles with the latter offering services to London Paddington in under two hours.

DESCRIPTION

This spacious former farmhouse is offered for sale with no onward chain. The spacious accommodation would benefit from some modernisation, but provides excellent potential for a comfortable family home. The property lies within ample grounds of just under one acre, with an adjoining outbuilding, providing further potential for conversion or storage/ workshop space. Overall, the property provides a wonderful country setting, located in an elevated, south facing position, with excellent views.

ACCOMMODATION

The entrance vestibule leads into the bright and spacious open kitchen/dining room. The kitchen area benefits from cream shaker style wall and base units with wooden worktops, oven, electric hob and space for further appliances. Adjacent, the dining area offers ample space for a farmhouse table suitable for family and friends to gather round. A well-proportioned hallway leads through to two further reception rooms and the garden room. The reception room to the rear of the property offers a tiled floor, fireplace with inset wood burner and access to a rear hall, store and external access. The sitting room features a specular farmhouse stone inglenook fireplace with timber lintel and slate hearth with inset wood burner, as well as doors out to garden room. The south-facing garden room is bright and airy with Velux sky lights, full height windows and sliding doors out to the south and west side providing panoramic views.

From the central hallway, stairs rise to the first floor giving access to all bedrooms and the family bathroom. The majority of bedrooms benefit from built-in storage, with the main bedroom also benefitting from an ensuite bathroom. The family bathroom offers a shower unit, wash basin and WC.

To the side of the property is a useful lean-to, currently used as a store/ workshop space with a separate cloakroom and rear hallway. With its external access, it also benefits from internal access to the main house offering superb potential for conversion, subject to necessary consents.





OUTSIDE

A five-bar gate opens from the road onto the private driveway. The driveway opens to a spacious area of parking with double carport. Continuing past the property; the driveway continues to an open yard space giving access to a double fronted lean-to outbuilding and adjoining stone barn.

Gardens and land surround the property on three sides. The enclosed kitchen garden with two greenhouses offers a delightful space to unwind whilst growing an abundance of fruits and vegetables, whilst the south-facing patio and garden to the front of the property provides a superb space for seating and entertaining, with direct access to the kitchen, dining room and garden room. Beyond, a large lawned garden is bordered with mature plants and shrubbery. The patio and garden enjoy superb views across the countryside to the south.

In all, the whole extends to 0.84 acres

SERVICES

Mains electricity. Private water via Spring. Private drainage via Septic Tank. Oil Fired Central Heating.

Ofcom predicted broadband services – Standard available.

Ofcom predicted mobile coverage for voice and data: Externally (variable) - Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

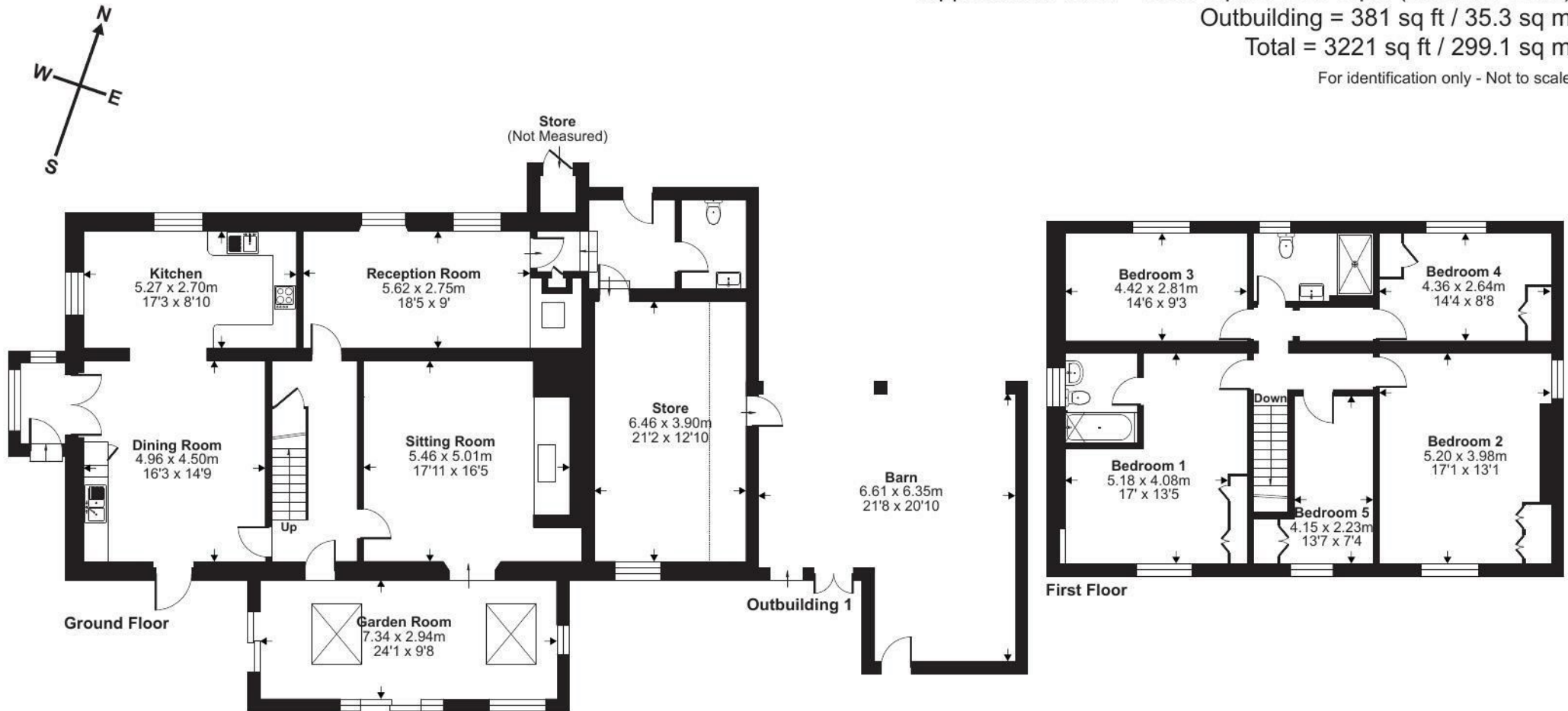
From Tiverton, proceed north on the A396. Continue through Bampton, remaining on the B3227 heading north-east towards Wiveliscombe. Follow this road for approximately 3.4 miles through Shillingford to Petton Cross and turn left. Continue up the hill for 0.4 miles, passing Blackmoor Cross. As the road bends left, the driveway can be found first on the right.

Approximate Area = 2840 sq ft / 263.8 sq m (excludes store)

Outbuilding = 381 sq ft / 35.3 sq m

Total = 3221 sq ft / 299.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1429070



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



