



Wonham Lodge







Wonham Lodge

Wonham, Bampton, Devon, EX16 9JZ

Bampton 2 miles. Dulverton 5 miles. Tiverton 9 miles.

A charming four-bedroom stone barn conversion with countryside views, gardens, stables, large workshop and paddock. EPC Band: D.

- Period stone conversion
- Kitchen/breakfast room
- 4 bedrooms, 2 bath/shower rooms
- Stables
- Paddock and orchard (1.558 acres)
- Beautifully presented
- Generous sitting room
- Delightful gardens
- Large workshop/garage
- Council Tax band E. Freehold

Guide Price £875,000

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SITUATION

Wonham Lodge is located in an elevated position in an unspoilt area of countryside with a huge variety of wildlife and great natural beauty, just south of Exmoor National Park. Everyday facilities are found in the market town of Bampton, which provides a range of shops, pubs, cafes, primary school and doctor's surgery. Dulverton and Wimbleball Lake are all within a short drive away.

The market town of Tiverton lies 9 miles away and provides a full range of facilities, including hospital, health centres, banks/ building society, supermarkets, retail shops catering for a variety of needs as well as both state and private schooling. The renowned independent Blundell's school offers discounts to local students. Within approximately 15 miles, access to the M5 Junction 27 and Tiverton Parkway can be gained. The train station provides fast trains to London in under two hours.

DESCRIPTION

Wonham Lodge is an attractive attached stone conversion which has been beautifully refurbished with the use of the finest materials including solid oak flooring and now offers generous accommodation. Situated in a quiet setting, it faces south and overlooks its private garden. We believe originally built in 1870 as part of the estate of Wonham House. It is complemented by its garden, stables, large workshop/garage and a paddock with an orchard.

ACCOMMODATION

Upon entering the property, you are greeted with a spacious hallway with stairs to first floor and doors to the open plan kitchen / dining area and the dining room. The kitchen is well fitted with a range of units, a central island, a double over Aga and space for a table. Off the kitchen is the utility room with a sink and cupboards which leads into a rear porch and cloakroom. The dining room with oak flooring overlooks the garden. The sitting room with feature fireplace housing a wood burner has oak flooring, glazed doors to the conservatory and oak stairs to the first floor. The conservatory is a lovely space to sit and enjoy the garden from.

The staircase rises to the first floor where you will find the principle bedroom which overlooks the garden and with an en suite bathroom. There are three further bedrooms and the family bathroom beautifully fitted with bath and shower. Accessed from a separate oak staircase is a study/bedroom.





OUTSIDE

The property is approached through a gate and benefits from parking for several cars. The south facing gardens to the front are a pretty feature of the property with seating areas and are mainly laid to lawns, interspersed with flower borders, shrubs and a pond. A pathway leads to the stable block and store/tack room. Adjacent to the parking area is a large workshop/garage (12m x 6.7m) and a further store housing the water treatment plant.

A short distance up the road is the paddock (1.55 acres) with gated access off the the road and water. The eastern side of the paddock is planted with a orchard.

SERVICES

Mains electricity, private water and private drainage. Solar panels on the garage roof, benefitting from a FIT payment. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Standard broadband available, data services vary (OFCOM 2026).

Local authority: Mid Devon Council

VIEWING

Strictly by appointment with the agents please.

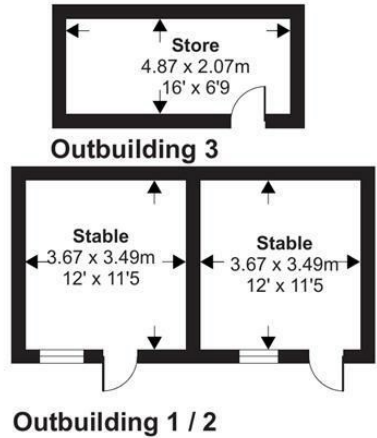
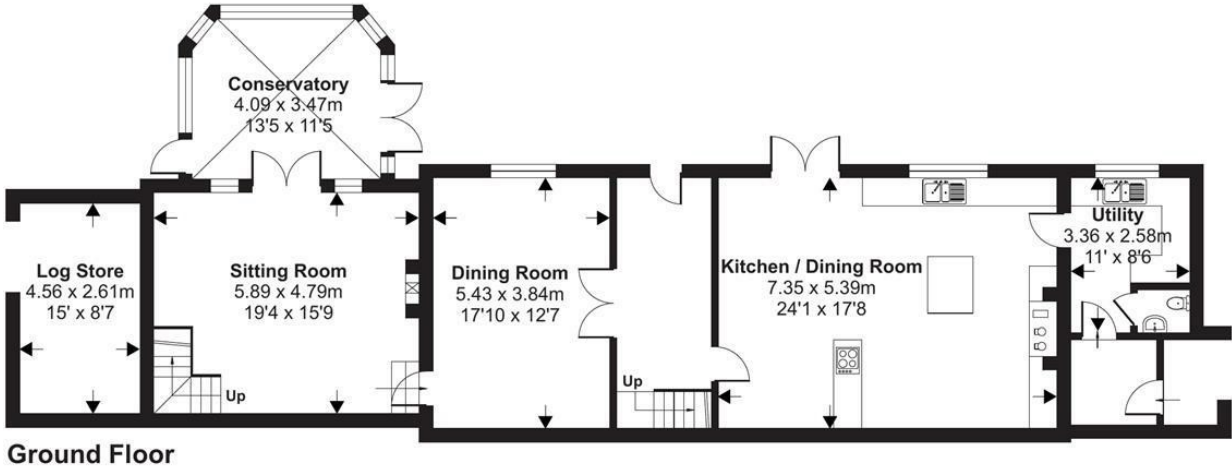
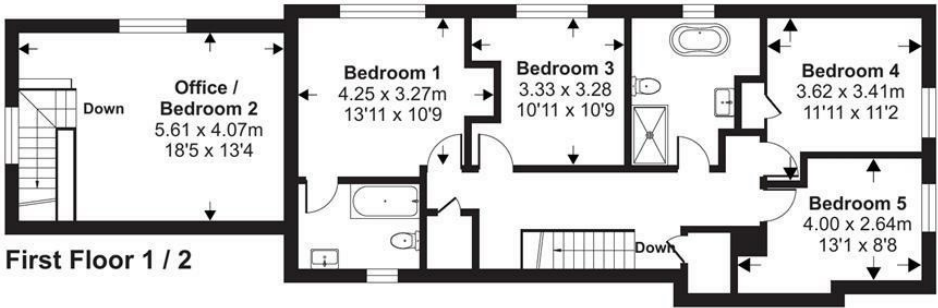
DIRECTIONS

From Junction27 of the M5 follow the A361 North Devon Link Road towards Barnstaple. At the roundabout turn right onto the A396, following signs to Bampton. After approximately 5 miles turn left at the Exeter Inn, continuing on the A396. Proceed for 1.5 miles and at the Black Cat Junction go straight on, staying on the A396. After 1 mile just before Oakfordbridge on the left, turn right at Wonham Cross. Follow this lane to the top of the hill and take the first turning on the left and then immediately turn right into Wonham Lodge.

WHAT3WORDS

///clan.plots.sonic

Approximate Area = 2510 sq ft / 233.1 sq m
Garage = 868 sq ft / 80.6 sq m
Outbuildings = 513 sq ft / 47.6 sq m
Total = 3891 sq ft / 361.3 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: 1478016



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		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



