

Ashleigh House

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Ashleigh House,

Tiverton Road, Bampton, Devon, EX16 9LJ

Tiverton: 7 miles, M5 (J27)/ Tiverton Parkway Station: 14 miles, Exeter: 20 miles

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A superb family home with one-bed annexe set in an elevated position, on the edge of the popular village of Bampton.

- Detached family home
- Four bedrooms
- Exceptional views
- Double garage and outbuildings
- Council Tax Band G
- Ground floor annexe
- Three reception rooms
- Mature gardens
- Edge of popular village with amenities
- Freehold

Guide Price £675,000

Stags Tiverton

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SITUATION

The property is situated in an elevated position, close to the historic town of Bampton offering some beautiful walks on the doorstep. The town itself provides a wide range of shopping amenities and services, including a primary school, post office, doctors surgery, award winning restaurants, butchers and bakers. The whole area is well known for its outstanding natural beauty with Exmoor National Park just 7 miles away and the North and South Devon coastlines both within an hours drive.

The nearby market town of Tiverton offers a wider range of shopping, schooling and recreational facilities including a modern district hospital, supermarkets and a sports centre. There are schools for all ages including the renowned Blundell's School, which offers discount to local students. Also nearby, is Junction 27 of the M5, alongside which is Tiverton Parkway Railway Station.

DESCRIPTION

A superb family home with outstanding views, set across two storeys and 3130 Sq.Ft of accommodation. The property comprises of a three-bedroom main house and a further one-bedroom ground floor annexe, with an abundance of mature shrubs, plants and trees within the gardens and a double garage with further outbuildings, offering flexible living arrangements and income potential.

ACCOMMODATION

MAIN HOUSE

The entrance foyer invites you into the property offering ample space to down coats and footwear. The kitchen/ breakfast room with stone flooring comprises of cream wall and base units, range cooker and under counter seating, with the benefit of ample space for further table and chairs and underfloor heating. From the kitchen there is access to the walk-in pantry and utility beyond, a useful space with further wall and base units and space for appliances. Double doors from the kitchen provide access to the dining room featuring a beautiful bay window over-looking the gardens. The grand, dual aspect sitting room lies to the northern side of the property, beautifully adorned with wooden panelling and featuring a stone-faced fireplace with inset wood burner, this spacious room makes the most for the superb views via the bay window and sliding doors to the patio beyond. The central hallway gives access to the cloakroom with wash basin and WC, as well as the turning staircase to the first floor.

The first-floor landing gives access to all principal bedrooms and family bathroom. The spacious, dual aspect, master bedroom benefits from a dressing room with fitted wardrobes and an en suite beyond, comprising of shower, wash basin and WC. It also features double doors out to a balcony, allowing the extensive views to be enjoyed further. Bedroom two is also a spacious double with freestanding wardrobes and dual aspect with double doors to a private balcony. The smaller, bedroom three also benefits from a dual aspect and fitted wardrobes. The family bathroom comprises of a bath with shower over, wash basin and WC. Two storage cupboards can also be accessed from the landing.













ANNEXE

The ground floor annexe is located at the eastern side of the property offering a kitchen, sitting room, bedroom and bathroom. The kitchen with entrance door comprises of wall and base units, oven and electric hob. To rear of the property is the remainder of the rooms and make the most of the views. The sitting room benefits from a feature fireplace and sliding doors to the patio. The good-sized double bedroom offers freestanding wardrobes, whilst the bathroom comprises of a walk-in shower, underfloor heating, heated towel rail, base units with inset wash basin and WC. Further storage cupboards can be found in the hallway opposite the bedroom and bathroom. Interconnecting doors can be found in the sitting room and utility of the main house.

OUTSIDE

Through iron gates, the sweeping driveway leads up to the rear of the property and adjoins Windwhistle Lane, offering ample parking. The property is surrounded by its landscaped gardens offering areas of lawn, bordered with mature shrubs, hedging and trees.

The southern portions of the gardens, with a bank of Rhododendrons, sits elevated, enjoying views across Bampton and surrounding countryside and adjoins a portion of glorious woodland. To the northern side of the property, is a spacious paved patio, shared between the main house and annexe, offering a delightful space for alfresco dining and perusal of the far-reaching views. Below lies, a further area of lawn buffered by banks of wonderful heather, mature shrubs and trees. There is a useful gardener's WC with wash basin to the rear of the property.

Across the lane is a selection of useful outbuildings. The double garage with an internal EV charging point benefits from both an electric roller door and pedestrian door. Attached are five further store rooms, four of which benefit from interlinking doors for internal access. All benefitting from power.

SERVICES

Mains electricity and water. Private drainage via septic tank. LPG central heating.
Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal – Three (Limited: EE, O2 & Vodaphone). External - EE, Three, O2 & Vodaphone
Local Authority: Mid Devon District Council.

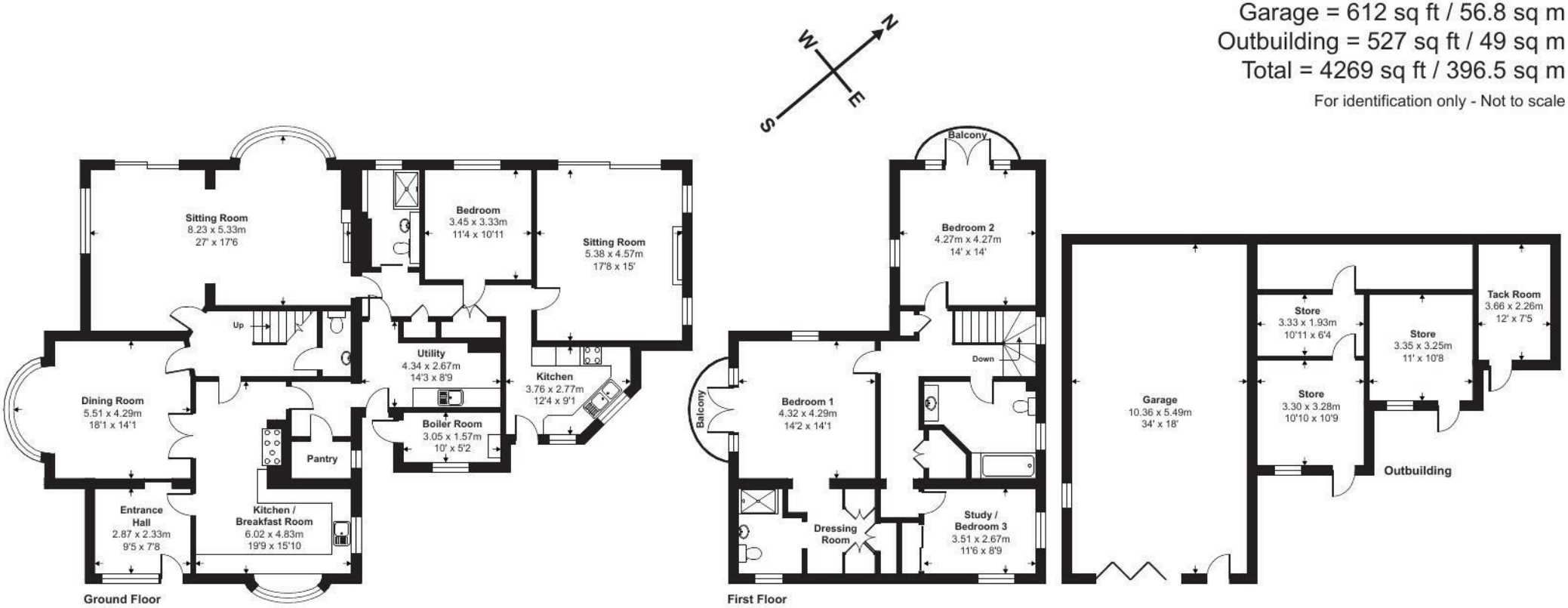
VIEWINGS

Strictly through the agents, Stags Tiverton.

DIRECTIONS

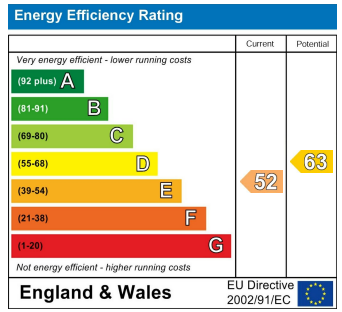
From Tiverton take the A396 north towards the market town of Bampton, passing through the village of Cove. Upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton. After approximately 1 mile, the property driveway can be found on the right-hand side.

Approximate Area = 3130 sq ft / 290.7 sq m
Garage = 612 sq ft / 56.8 sq m
Outbuilding = 527 sq ft / 49 sq m
Total = 4269 sq ft / 396.5 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1179897



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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.










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