Guide Price £490,000

seddons

The Coach House, Red Deer Oakford, Devon, EX16 9JE

- Beautiful, rural setting with views over Exmoor
- 2,524 sq ft flexible accommodation
- Conservatory
- 3 bathrooms
- Detached double garage and workshop
- Detached, period property
- 2 reception rooms
- 4 bedrooms
- Half an acre of gardens
- Bampton 5 miles, Tiverton 11 miles, South Molton 12 miles

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

The Coach House, Red Deer Oakford, Devon EX16 9JE

Charming detached period home with 2,500 sq ft flexible accommodation, set in approximately half an acre of gardens with double garage, stunning Exmoor views and a peaceful yet accessible rural location. NO ONWARD CHAIN.

4 3 3 C Council Tax Band: F

The Coach House is a spacious, detached thatched residence set within half an acre of garden with far reaching views across the beautiful rolling countryside to Exmoor and occupying a picturesque rural setting just north of the attractive Devon village of Oakford. Combining the tranquility of country living with excellent accessibility, the property is within easy reach of the charming town of Bampton, which offers a good range of everyday amenities including independent shops, cafés, a traditional pub and a doctor's surgery. Approximately 11 miles to the south lies the larger market town of Tiverton, together with convenient access to J27 of the M5 motorway and Tiverton Parkway railway station with regular direct services to London Paddington in around two hours. The surrounding countryside is renowned for its outstanding natural beauty, with Exmoor National Park just a few miles to the north.

This spacious period home extends to approximately 2,500 sq ft and offers versatile, well-proportioned accommodation with two bedrooms on the ground floor and two further bedrooms on the first floor, making it particularly well suited to those seeking the option of single-level living or multi-generational accommodation.

The property is entered through a south-facing conservatory, which opens into the generous sitting room featuring a stone fireplace with a gas stove and double doors leading into the dining room. A useful serving hatch connects the dining room to the kitchen, which is fitted with an extensive range of units and includes a range cooker with gas burners, an integrated dishwasher and space for a freestanding fridge. Adjoining the kitchen is a utility room housing the oil-fired boiler, with space and plumbing for a washing machine. Additionally, there are two double bedrooms on the ground floor, both currently used as a study, one having an en-suite shower room. A separate cloakroom completes the ground floor. On the first floor, the principal bedroom is a bright dual-aspect room with beautiful far-reaching views across the surrounding countryside and is complemented by an en-suite bathroom. A further generous double bedroom benefits from an en-suite bathroom and provides access to an extensive loft area.

Outside, the gardens extend to just over half an acre and enjoy a delightful backdrop adjoining open farmland. The grounds include an orchard with mature apple and plum trees, a fruit cage, raised vegetable beds and a useful workshop/garden store. The property is approached via tall wrought iron entrance gates, which open onto a generous driveway providing ample off-road parking and access to the detached double garage. The garage is fitted with a remote controlled roller door, power and lighting, while solar panels mounted on the roof contribute to the property's energy efficiency.

Services: Mains water and electricity. Septic tank drainage.
Tenure: Freehold.
Council Tax: F
Local Authority: Mid Devon District Council

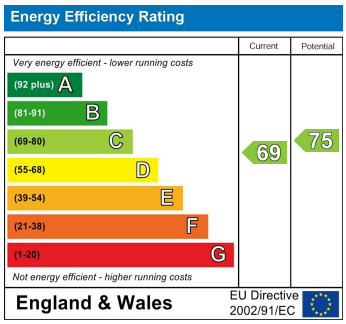
Directions

From Bampton proceed out of the town on the B3227 in the South Molton direction, continue over the bridge (Black Cat junction) and continue along this road for approximately 3.5 miles, where the property will be seen on the right, marked by a Seddons board.

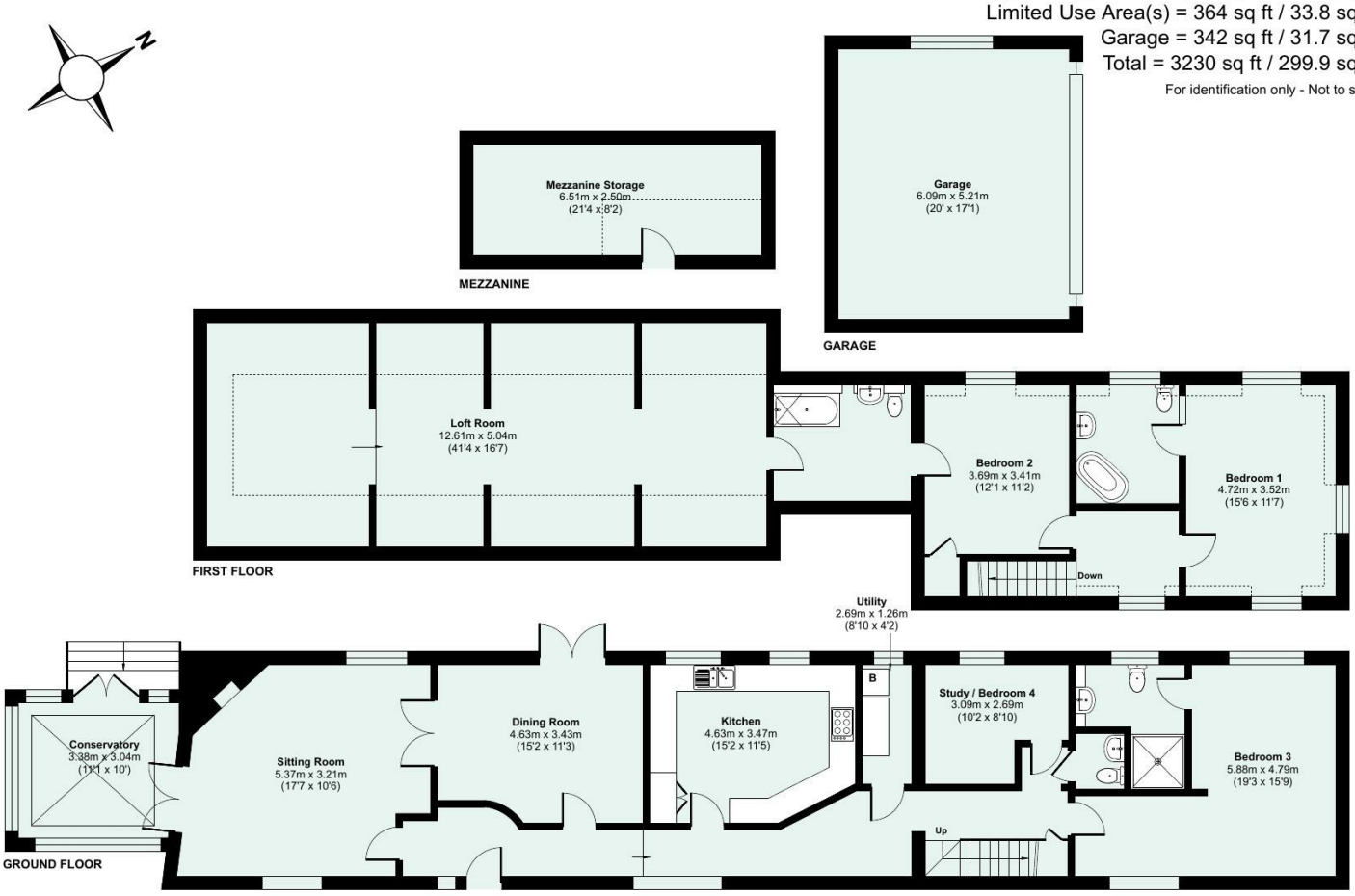
Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:



Approximate Area = 2524 sq ft / 234.4 sq m
Limited Use Area(s) = 364 sq ft / 33.8 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 3230 sq ft / 299.9 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 Seddon Estate Agents LLP. REF: 1498279

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