



Old Quarry Stables



# Old Quarry Stables Tiverton

Bampton, Tiverton, EX16 9LJ

Tiverton 7 Miles | M5 (J27) & Tiverton Parkway Station 14 Miles | Exeter 20 Miles

A three-bedroom, detached, barn conversion, situated in a village location, with far-reaching views across Bampton and beyond.

- Converted Former Stables
- Two-Reception Rooms
- Far-Reaching Views
- Off-Road Parking
- Council Tax Band D
- Three-Bedrooms. Two-Bathrooms
- Upside-Down House
- Spacious Kitchen & Separate Utility
- Walking Distance to Amenities
- Freehold

Guide Price £375,000

The stone built, former stables, sits on the edge of Bampton offering spacious upside-down living across three bedrooms, two bathrooms and two reception rooms, making the most of the far-reaching views.

On the first floor, the semi open-plan kitchen-dining room, with separate utility, lies to the south and provides a wonderful space to gather family, whilst the warm, inviting sitting room offers characterful features and a large inglenook fireplace. The ground floor offers three bedrooms and the family bathroom, with the well-proportioned master bedroom benefitting from an en suite.

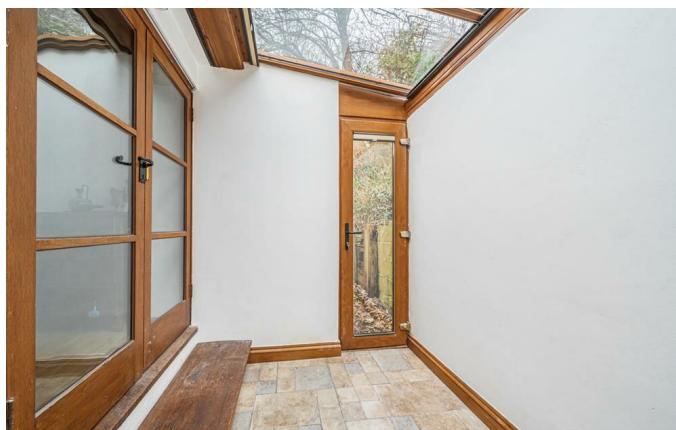
## SERVICES

Mains electricity, water and drainage. Oil Fired 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 (Limited): Three, EE, O2 & Vodafone. External: Three, EE, O2 & Vodafone.  
Local Authority: Mid Devon District Council. Bampton Conservation Area.

## DIRECTIONS

From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ Wilveliscombe. Remain on the A396 passing through the village of Cove and upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton/ B3227. Continue along this road for approximately 1 mile and the property will be found on the right.





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		
(81-80) B		
(69-60) C		74
(55-48) D		
(39-34) E		
(21-18) F	28	
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

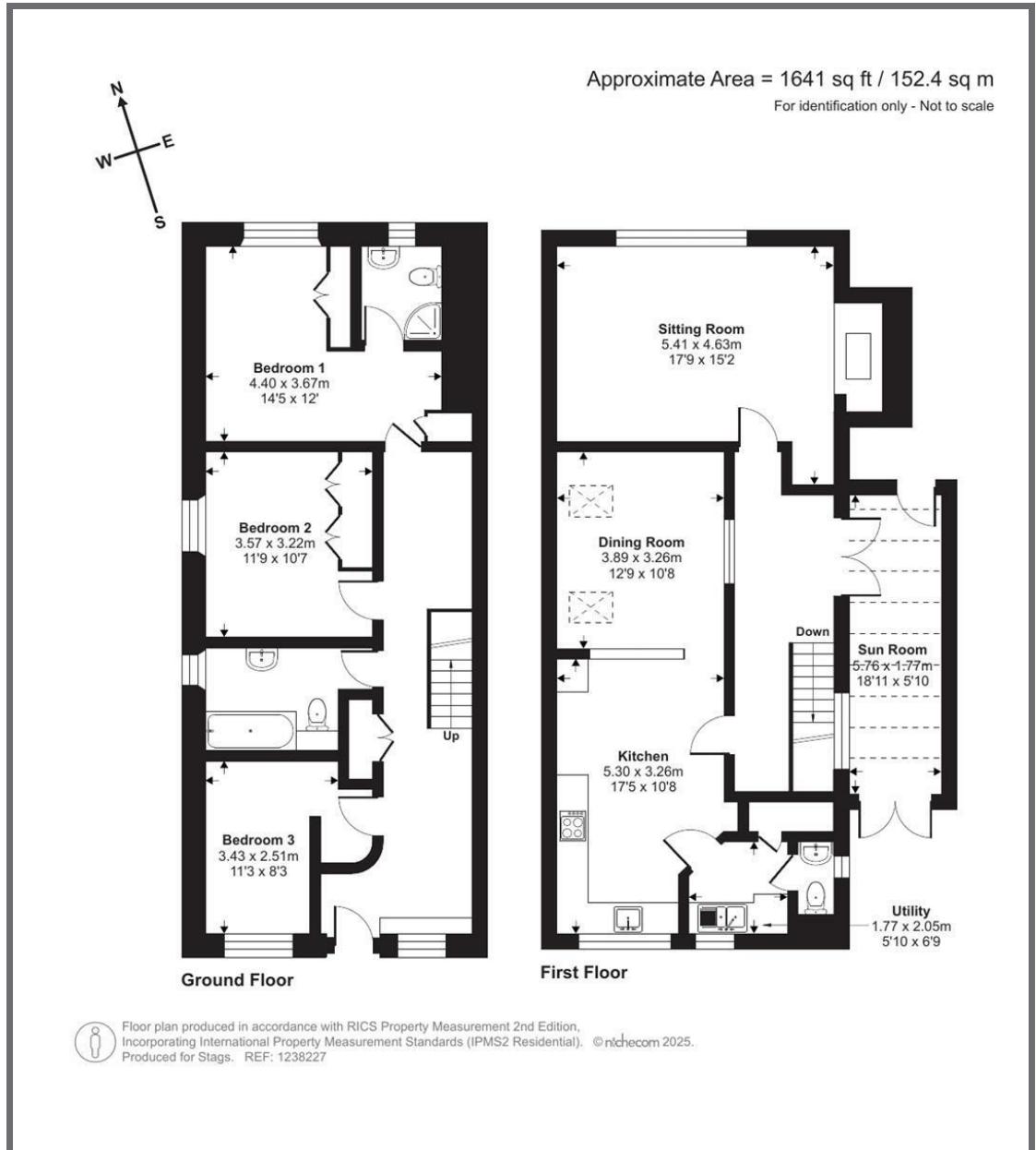
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Devon, EX16 6AA

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01884 235705

Approximate Area = 1641 sq ft / 152.4 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). ©nchecom 2025.  
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