



The Toll House

The Toll House, 15 Briton Street, Bampton, Tiverton, Devon, EX16 9LN



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

A quaint former Toll House located in a sought after village and recently renovated throughout.

- Popular Village Location
- Grade II Listed
- Characterful Cottage
- Ensuite Bedroom
- Utility Room/ Cloakroom
- Inglenook Fireplace With Woodburner
- Renovated Throughout in 2020
- Kitchen/ Breakfast Room
- Council Tax Band B
- Freehold

Guide Price £250,000



SITUATION

The property is situated in the heart of the picturesque market town of Bampton, which provides a wide range of shopping amenities and services including a primary school, post office, butchers, bakers and award winning restaurants. Dulverton, the Exmoor National Park and Wimbleball Lake are all within a twenty minute drive.

The larger town of Tiverton boasts both private and state schooling, major banks and building societies, and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

DESCRIPTION

Overlooking the southern end of Bampton's main street, The Toll House sits in a prominent historic position within the village. Sympathetically renovated and modernised throughout, this two bedroom cottage offers country living with period features in a beautiful rural village.

ACCOMMODATION

A front door opens into the dual aspect sitting room with feature stone walls, original inglenook fireplace with inset wood burner and flagstone flooring with underfloor heating. Steps lead to the open plan kitchen/ dining room featuring original and reclaimed beams, and Velux windows. The kitchen benefits from shaker style wall and base units with inset butlers sink, double oven and hob. From here, the room provides access to both the study/Bedroom 2 and rear lobby which in turn leads to the downstairs WC/ utility room. A door opens into a small outside area providing rear access to the property.

Stairs rise to the first floor suite with a feature stone wall to one side. The double bedroom benefits from a listed feature fireplace, wooden beams and a front aspect

overlooking the southern end of Bampton. The en suite comprises of a WC, bath with shower over and a wash hand basin with a feature countertop of reclaimed oak from the property's renovations set in epoxy resin.

OUTSIDE

To the front of the property is a small cobble area suitable for a morning coffee or, as currently used, an area to park a vehicle.

To the rear, off Old Tiverton Road, is a gated entrance to a small outside area leading to the back of the property.

SERVICES

Mains Electric, Water and Drainage. Gas Central Heating.

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

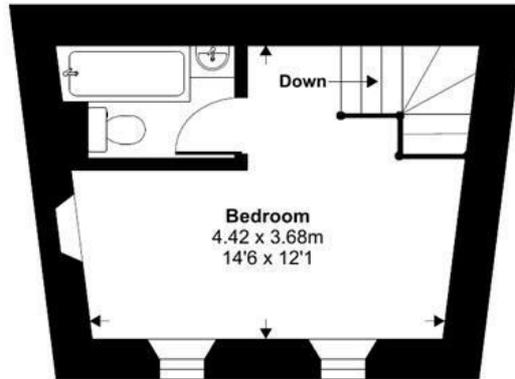
From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ Wilveliscombe. Remain on the A396 passing through the village of Cove and upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton/ B3227. Continue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

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(Using Satellite map)

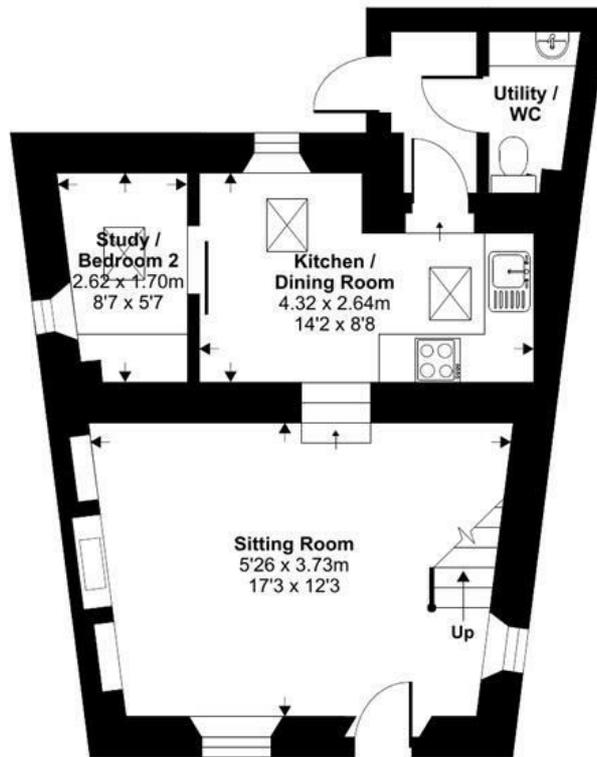


Approximate Area = 622 sq ft / 57.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 914668

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
(91-100) A	Very energy efficient - lower running costs		82
(81-90) B			
(71-80) C		67	
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	1-100

01884 235705
tiverton@stags.co.uk

stags.co.uk