



Hamslade Cottage



# Hamslade Cottage

, Bampton, Tiverton, EX16 9JA

Bampton 3 Miles | Tiverton 9 miles | M5(J27)/ Tiverton Parkway Station 14.5 miles | Exeter 22 miles

A beautifully presented 4-bedroom home nestled on the slopes of the glorious Exe Valley, with extensive gardens and grounds. Offered to the market with no onward chain.

- Four Bedroom Character Property
- Spacious and Versatile Accommodation
- 0.37 acres in total
- No Onward Chain
- Council Tax Band D
- Three Reception Rooms
- Summer House and Footings of Former Stables
- Ample Parking
- Within Easy Reach of Amenities
- Freehold

Guide Price £425,000

## SITUATION

Hamslade Cottage nestled on the slopes of the beautiful Exe Valley, near to Oakford, a pleasant village north of Tiverton, where there is a village pub, church and hall. The nearby town of Bampton offers a generous range of facilities including schooling, a doctors' surgery, individual shops, public houses and restaurants. The popular Exmoor National Park is very close, with its rugged countryside and splendid wildlife.

The old market town of Tiverton has a good range of shopping and recreational facilities including a modern district hospital, 18-hole golf course, and sports centre. There are schools for all ages, including Blundell's School which offers discounts to local pupils. Junction 27 of the M5 is approximately 7 miles distant from Tiverton, alongside which lies Tiverton Parkway Station.

## DESCRIPTION

Hamslade Cottage is a substantial well-presented four-bedroom property, located in a tucked away position, within close proximity of the amenities of Bampton town centre. The property benefits from ample parking on a spacious tarmac driveway with generous gardens.

## ACCOMMODATION

Hamslade Cottage is a beautifully presented semi-detached Victorian home, situated within secluded grounds. The property is constructed of stone beneath a tiled roof and offers well-maintained, adaptable accommodation featuring a number of original period features, including pine doors, tiled and wooden flooring, window shutters, and elegant Victorian fireplaces.



The central hallway welcomes you into Hamslade cottage. To the western end of the property lies a bright and spacious sun room with double doors opening onto a covered deck and seating area. More centrally, the sitting room features French doors, alcove shelving and a wood burning stove with large stone plinth and surround. To the eastern end sits a well-portioned dining room, equipped with an electric Aga, leading through to the kitchen. This benefits from fitted base units, ceramic sink, single oven and electric hob with extractor over. There is ample space to accommodate a large fridge freezer and further storage. To the rear of the property, adjoining the kitchen, lies a useful utility room, providing space for further appliances. Beyond lies a walk-in pantry, bedroom four and a ground floor cloakroom.

Centrally, the staircase rises to the first-floor landing, giving access to the remaining three bedrooms and the family bathroom. The spacious, dual aspect, master bedroom provides views over the garden. The family bathroom comprises of a large shower unit, bidet, wash basin and WC.

### OUTSIDE

Externally, the property is set within beautifully secluded gardens and grounds, bordered by a stream and surrounded by mature woodland, creating a tranquil and picturesque setting.

A private driveway offers generous parking for multiple vehicles. Beyond, gives access to an attractive covered terrace with decking located to the rear of the property, ideal for relaxing or outdoor dining and entertainment. There is a further covered area designed to accommodate a hot tub. To the side of the property is an enclosed garden bordered by shrubs and mature trees offering a tranquil area. This benefits from a well-appointed summer house with power and lighting, providing additional space for family and guests.

From the main driveway, a track extends through the grounds to a gated entrance, leading to a former stable block. This structure offers potential for conversion to a workshop or studio, subject to any necessary consents. Additional outbuildings include a garden store and a log store.

### AGENTS NOTE

Please note there is an agricultural right of way across the property to a neighbouring field.

### SERVICES

Mains electricity and water. Shared private drainage via septic tank (Maintenance cost 50:50). Heating via electric radiators.

Ofcom predicted broadband services in the area – Standard & Superfast

Ofcom predicted mobile coverage: Internal (Variable) & External - EE, Three, O2 and Vodafone.

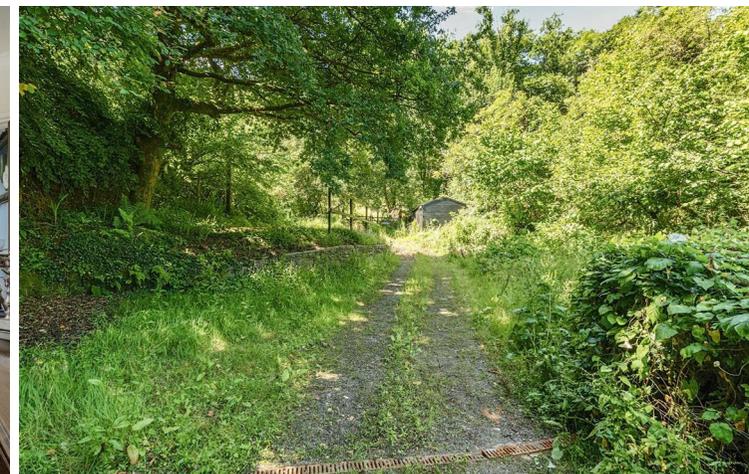
Local Authority: Mid Devon Council. Oakfordbridge Conservation Area.

### VIEWINGS

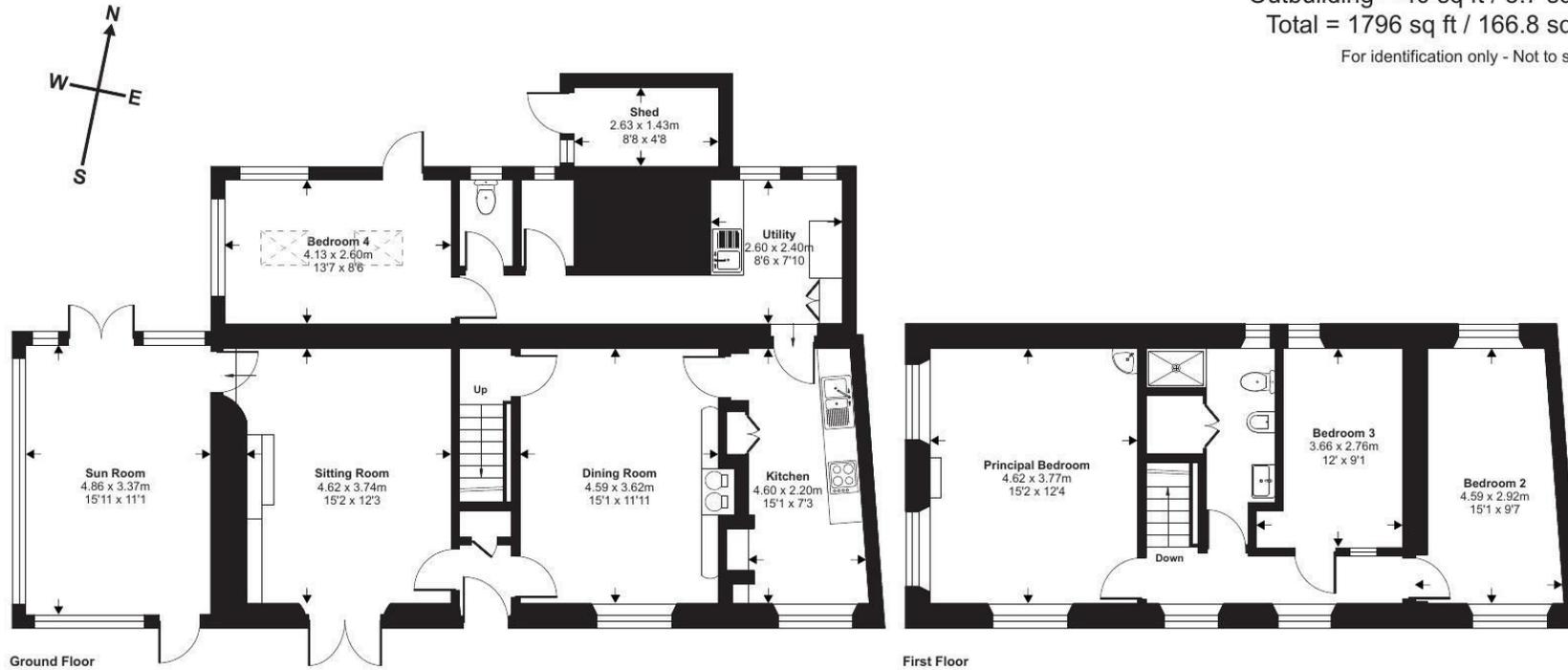
Strictly by appointment with the agents please.

### DIRECTIONS

From Tiverton, proceed north on the A396 for 5 miles passing through the villages of Bolham and Cove. At the roundabout, beside the Exeter Inn, take the first exit signposted Minehead/ S'Molton. After 2 miles at Black Cat junction, bear right and immediately proceed straight over, remaining on the A396 signposted to Minehead, Dulverton and Oakfordbridge. Proceed for just under a mile and turn left signposted to Oakford, proceed over the bridge and follow the road for 100 yards where the property can be found on your right.



Approximate Area = 1756 sq ft / 163.1 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 1796 sq ft / 166.8 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 2025. Produced for Stags. REF: 1319721

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			87
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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