



Saddlestones







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Bampton, Tiverton, Devon, EX16 9HU

Bampton 1.5 Miles | Tiverton 8 Miles | M5 J27/Tiverton Parkway 15 Miles

A spacious and attractive country house with no near neighbours, surrounded by countryside and with stunning elevated views in an accessible location. In all 9.3 acres.

- Detached Country House
- No Near Neighbours, Stunning Views
- Annex Potential
- In All 9.3 Acres
- Council Tax Band E
- 4/5 Bedrooms, 4 Bathrooms
- 2/3 Reception Rooms
- Stables & Further Outbuildings
- Bampton 1.5 Miles
- Freehold

Guide Price £995,000

Stags Tiverton

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SITUATION

Located within 1.5 miles of Bampton, the property enjoys very convenient access to all the town's facilities which include a range of shops, pub, cafe, primary school and doctors surgery, whilst being ideally placed for both access to the Exmoor National Park and Tiverton, 8 miles.

The market town of Tiverton provides the full range of wider facilities of both state and private schooling, major banks, building societies and shops catering for a variety of needs. The renowned, independent, Blundell's School, located on the edge of Tiverton Town centre, offers discounts to local students. Within approximately 15 miles, access to the M5 and Tiverton parkway station can be gained at Junction 27 of the M5.

DESCRIPTION

A large period house with later additions providing a range of comfortable rooms with great views and potential for a ground floor annex subject to the necessary consents, or simply just guest accommodation.

The gardens, outbuildings and land flow from the rear of the property to form a flexible lifestyle opportunity suited to equestrian use, including a former menage, but also home office potential, crafts and hobby space, storage, workshop and ample vehicle parking. The paddock land provides pasture grazing and smallholding. In addition a small, rather majestic stand of mature trees forms a magical copse.

ACCOMMODATION

A central hall and staircase gives access to a large sitting room with patio doors to the front garden. To the left of the hall, the kitchen/breakfast room opens up and is fitted with a range of shaker style base and wall cupboards, appliance space and tiled splash-backs. The adjoining dining room has dual aspect windows with views. A rear hall gives access to a separate utility room, cloakroom with WC and study/bedroom 5 with ensuite wet room.

On the first floor, to one side is the master suite with large bedroom space with views, walk in wardrobe and ensuite bathroom with separate bath and shower. On the other side of the landing are three further bedrooms, one with and ensuite shower room and a further bathroom serving bedrooms 3 and 4.





OUTSIDE

From the lane, a wide drive leads up to double five bar gates, opening into the main parking area to the side and rear. An area of lawn lies to the front of the house with outstanding views across the surrounding fields to the valley and beyond. Gardens surround the rear and side of the house, with several lawned areas with hedge and tree boundaries providing different areas of recreation, including a small pond. Beyond is a former kitchen garden enclosure with a greenhouse.

A separate gate and second drive leads up the other side of the house to a range of outbuildings to the rear. These include a timber stable building with three stables, fodder store/foaling stable and a tack room. A separate open fronted timber barn offers storage and covered vehicle space, with an older stable building opposite providing further space for livestock and storage.

From here, the land runs in two main paddocks, a former menage and beautiful copse/small wood with a stand of mature deciduous trees. This area has a magical feel and could be part of the amenity or recreational space.

The views from the land are outstanding over the wider landscape of unspoilt Devon countryside. In all the property extends to 9.3 acres.

SERVICES

Mains electricity. Private water via borehole. Private drainage via septic tank. Oil fired central heating.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

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

Local Authority: Mid Devon Council.

VIEWINGS

Strictly by Stags Estate Agents only.

DIRECTIONS

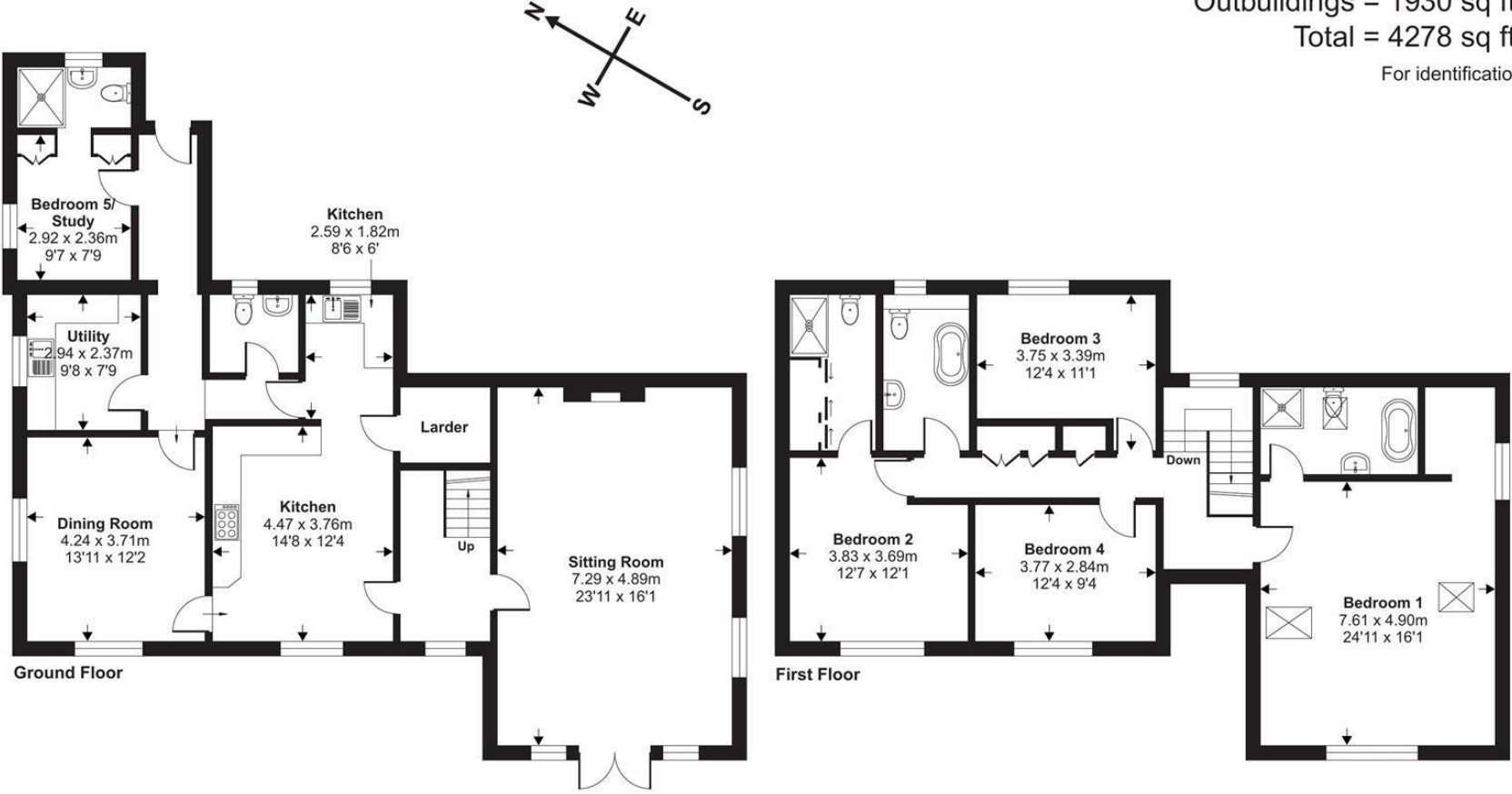
What3Words: [///hazelnuts.cookers.dunes](https://www.what3words.com/?q=///hazelnuts.cookers.dunes)

Google Drop Pin: <https://maps.app.goo.gl/j4yqhMgzdmQDB3Bx5>

Agents Note

A public footpath passes through the property, entering via the second drive, following the northern boundary and then passing through a field.

Approximate Area = 2348 sq ft / 218.1 sq m
Outbuildings = 1930 sq ft / 179.3 sq m
Total = 4278 sq ft / 397.4 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). © nichecom 2026. Produced for Stags. REF: 1483362



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



