

Guide Price £750,000



The Nook, Silver Street, Bampton, Devon, EX16 9NR

- Tucked away, central location in Bampton
- Extensive walled gardens
- Kitchen and utility room
- Annex potential
- Tiverton c. 7 miles
- Parking, garage and workshops
- 3 reception rooms
- 5 bedrooms and 3 bathrooms
- Potential building plot (STP)
- NO ONWARD CHAIN

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Nook, Silver Street, Bampton EX16 9NR

An elegant, detached period property, quietly tucked away in the heart of Bampton with private walled gardens, garage and parking and lots of potential.



Council Tax Band: D



Beautifully tucked away in the heart of the charming country town of Bampton, The Nook enjoys a convenient central location, with garage and parking, and within easy walking distance of the town's excellent range of local amenities, including independent shops, primary school and doctors' surgery. The larger market town of Tiverton lies approximately 7 miles to the south, providing access to J27 of the M5 via dual carriageway, together with Tiverton Parkway mainline station, offering regular intercity services to London Paddington in around two hours.

The Nook is an elegant, detached property, with original parts believed to date from the 1930s, offering spacious and well-proportioned accommodation with the potential to create a self-contained annexe, if required. The property also benefits from an attached garage and a generous workshop and store room.

A particular feature is the attractive attached walled garden, incorporating stabling and a greenhouse. Previously enjoyed by the owner as a productive fruit and vegetable garden, this area offers a variety of possibilities and, subject to the necessary planning consents, also presents an exciting opportunity for development. Planning permission was approved in 2004 for the construction of a three-bedroom cottage, which has since lapsed.

Inside, the entrance hall has an attractive staircase, under-stair storage cupboards, a lift to the first floor (installed in 2025), a door to the workshop and a further door to the study. There are three spacious reception rooms, all overlooking the garden, the dining room with a Victorian-style fireplace, the family room with a bay window and woodburning stove and the spacious sitting room with patio doors to the garden. The kitchen is fitted with an extensive range of oak cupboards, incorporating a double oven, gas hob and dishwasher, and leads through to the utility room

with cupboards and ample space for white goods. Off the utility is a further room used as a hobby room. In addition, there is an inner entrance hall and WC.

Upstairs, leading off the landing, are three double bedrooms. The principal bedroom is full height, with exposed beams and a bay window, together with an en-suite shower room and walk-in wardrobe. The second bedroom also has an en-suite shower room. There is also a further family shower room. The study has an attractive arched window to the front and a spiral staircase leading to the second floor, with two further bedrooms, tucked into the eaves with Velux windows.

Attached to the property is a single garage, a generous workshop and store room with light and power connected. The enclosed gardens lie principally to the front of the property, with a sweep of lawn surrounded by paved and gravelled areas. On the other side of the driveway is the substantial walled garden with stabling/stores, a greenhouse and numerous fruit trees and raised beds. The property is approached by a private, shared lane to the driveway in front of the garage.

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

Council Tax: Band D

Local Authority: Mid Devon District Council.



Directions

From Seddons office in Bampton, turn left out of the front door, continue past the cottages and garages on the right, through the arch and bear right, where the property will be seen on the right.

Viewings

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

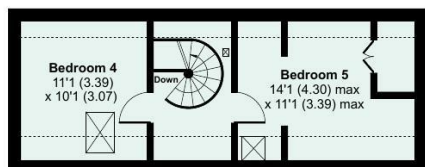
EPC Rating:

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

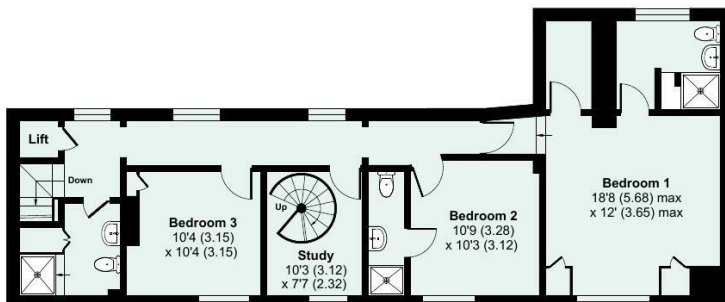


Approximate Area = 3139 sq ft / 291.6 sq m
 Limited Use Area(s) = 103 sq ft / 9.5 sq m
 Garage = 268 sq ft / 24.8 sq m
 Total = 3510 sq ft / 325.9 sq m

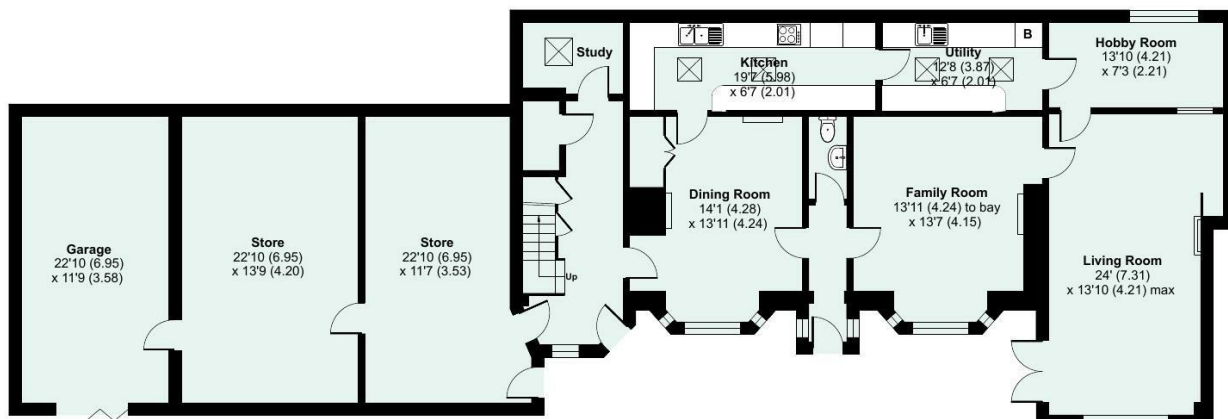
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Seddon Estate Agents LLP. REF: 1513867



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