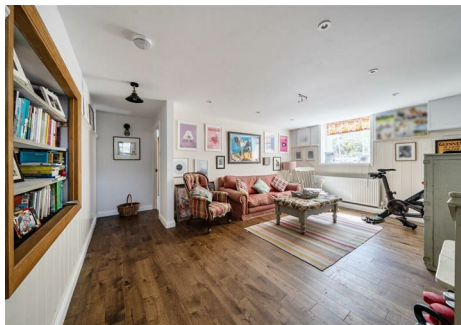


Guide Price £540,000



Lion House, Castle Street, Bampton, Tiverton, Devon, EX16 9NS

- Beautifully presented period home
- 4 double bedrooms
- 3 bathrooms
- Off street parking
- Central location in heart of Bampton
- 2,200 sq ft flexible accommodation
- 3 reception rooms
- Kitchen/breakfast room with island
- Private, walled garden
- Tiverton c. 7 miles

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Lion House, Castle Street, Tiverton EX16 9NS

Stunning four-bedroom period home offering 2,200 sq ft of versatile accommodation, private garden and parking, conveniently situated in the heart of Bampton.



Council Tax Band: D



Situated in the heart of the sought-after village of Bampton, Lion House is a beautifully presented four-bedroom period home offering 2,200 sq ft of versatile accommodation. Combining character with contemporary living, the property is ideally suited to families, those working from home, or multi-generational living, with a spacious ground-floor bedroom with en-suite.

The main entrance opens into a bright and spacious kitchen, thoughtfully designed with an extensive range of wall and base units and integrated Lamona appliances including an electric oven, microwave, dishwasher and fridge freezer, while a large central island with an induction hob, extractor and breakfast seating for four creates the perfect social hub. A generous understairs cupboard provides additional storage and plumbing for a washing machine. Leading off the kitchen is the impressive dual-aspect dining/day room, where a large picture window enjoys views across the garden and Bampton's charming main street. Oak sliding doors lead through to a comfortable sitting room, which in turn opens into a further reception room, providing flexible living space. To the rear of the ground floor is a generous double bedroom with fitted wardrobes and an en-suite bathroom making it an ideal guest suite or accommodation for extended family.

The first floor is accessed by two separate staircases, the principal staircase leads to a spacious landing, serving the impressive principal bedroom with vaulted ceilings, exposed A-frame beams and fitted wardrobes, together with a further generous double

bedroom and a well-appointed family bathroom comprising a walk-in shower, bath, wash basin and WC. Accessed via a separate handcrafted oak staircase from the kitchen, the fourth bedroom provides an independent living space complete with its own en-suite shower room. This arrangement is ideal for a teenager, guests, or multi-generational living.

Outside, Lion House sits within an attractive, south facing walled garden accessed through rolling gates (and a pedestrian gate) providing secure off-street parking for one vehicle. A generous paved terrace offers the perfect setting for al fresco dining, while a substantial timber shed provides useful storage and houses the oil tank.

Bampton is a charming small town renowned for its welcoming community, independent shops, cafés, primary school, and doctor's surgery. The larger market town of Tiverton is just seven miles away, while Junction 27 of the M5 and Tiverton Parkway railway station can both be reached in approximately 20 minutes by car.

Tenure: Freehold
Services: Mains water, electricity and drainage. Oil-fired central heating.
Council Tax: Band D
Local Authority: Mid Devon District Council



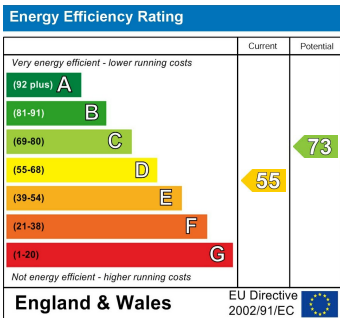
Directions

From Tiverton, proceed into Bampton and continue along the main street, passing the Seddons office. Continue to the end of the street, where the gates to Lion House will be seen directly ahead, clearly marked with a Seddons board.

Viewings

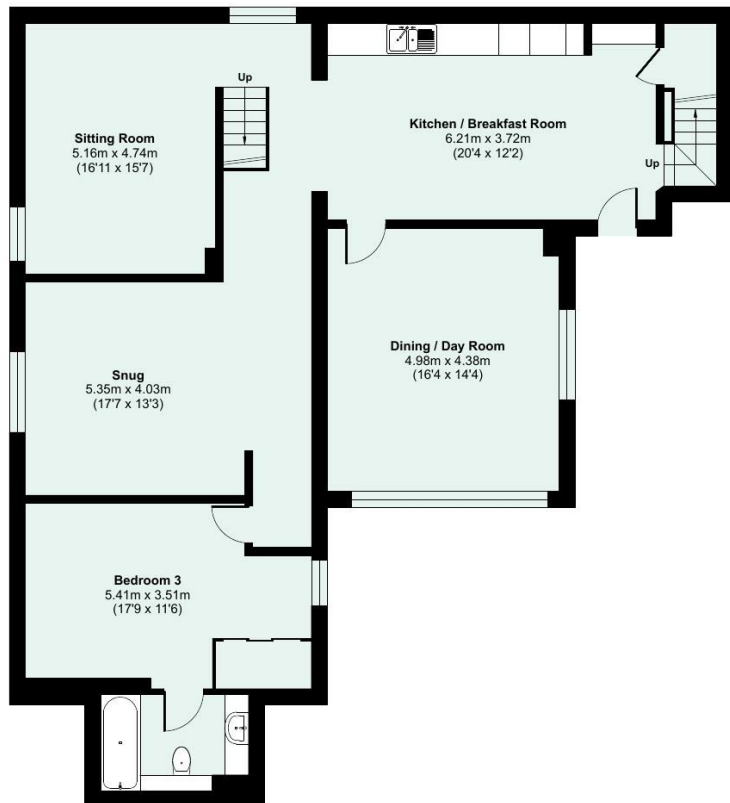
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

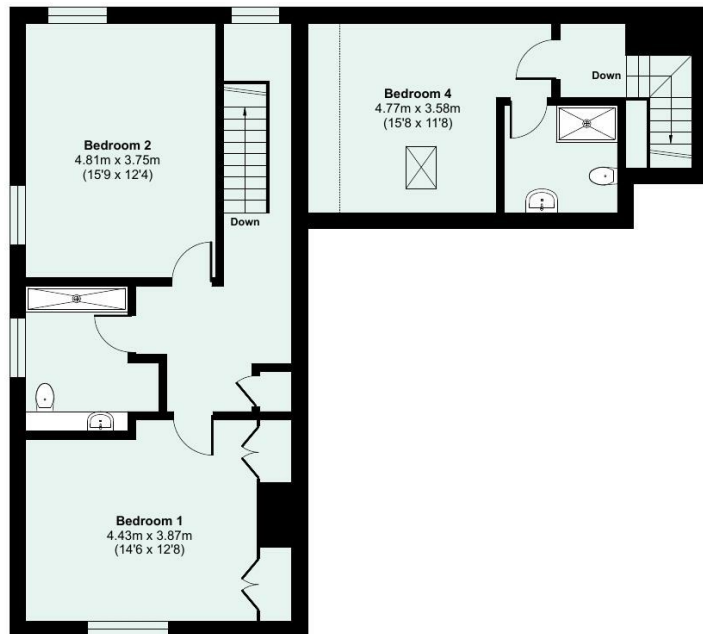




Approximate Area = 2196 sq ft / 204 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Total = 2211 sq ft / 205.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1487338



[seddon.com](https://www.seddon.com)

Seddon's is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddon's Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

seddon's

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon's.