STAGS



Bridge House

Bridge House, 2 Lower Town, Sampford Peverell, EX16 7BJ







Tiverton Parkway Station 1.1 miles | M5 (J27) 1.7 miles | Tiverton 5 miles | Exeter 17 miles

FOR SALE BY INFORMAL TENDER: A substantial semi-detached four bedroom family home, set in the heart of the popular village of Sampford Peverell and offered to the market with no onward chain.

- FOR SALE BY INFORMAL TENDER
- CLOSING DATE: 18th November 2026 at 12:00pm
- Characterful Semi Detached Home
- Four Spacious Bedrooms
- 1608 SqFt of Accommodation
- No Onward Chain
- Uffculme School Catchment
- Short Distance to Local Amenities
- Council Tax Band C
- Freehold

Guide Price £200,000

SITUATION

Situated in the heart of the popular village of Sampford Peverell, Bridge House combines the charm and proportions of a historic home with an exceptionally convenient location. The canal runs alongside the property, providing a peaceful and picturesque backdrop, while village amenities and schooling are within walking distance. Excellent transport connections are also close at hand, with Tiverton Parkway railway station approximately 1.1 miles away and Junction 27 of the M5 approximately 1.7 miles away.

DESCRIPTION

A substantial and characterful four-bedroom period home, dating from around 1830 and occupying a wonderful elevated position alongside the canal in the sought-after Devon village of Sampford Peverell. With generous accommodation extending to approximately 1,608 sq ft, a west-facing canal-side garden and beautiful views across the village and surrounding countryside, Bridge House is a distinctive home in a particularly attractive setting. Offered to the market with no onward chain.

ACCOMMODATION

The ground floor offers two generous reception rooms, providing plenty of space for both family life and entertaining. The dining room is positioned to the front of the house and adjoins the large kitchen, which has a built-in pantry and separate utility room with downstairs WC. The sitting room opens through double doors onto the garden, while the kitchen also provides convenient side access.

Upstairs are four well-proportioned bedrooms and a family bathroom. The principal bedroom is a particular highlight, enjoying a wonderful double aspect with far-reaching views across the village and towards the surrounding Devon countryside.

OUTSIDE

Outside, the west-facing patio garden enjoys a delightful position overlooking the canal and catches the evening sun, creating a lovely setting for outdoor dining and relaxing. There is also ample opportunity for pots, planting and shrubs around the borders. With a useful shed/storage area which provides access onto the street.

SERVICES

Mains electricity, water and drainage. Gas central heating.
Ofcom predicted broadband services – Standard, Superfast & Ultrafast broadband available.
Ofcom predicted mobile coverage: Internal (Variable) - EE & Vodafone. External (Variable) - EE, O2, Three & Vodafone.
Local Authority: Mid Devon District Council.
Sampford Peverell Conservation Area

METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale as a whole by Informal Tender. The closing date for tenders to be submitted is Wednesday 18th November 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tiverton. Should an offer be accepted we will require proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.

DIRECTIONS

Leave the M5 at Junction 27 and proceed westbound on the A361 (North Devon Link Road), taking the first exit signposted Sampford Peverell/ Halberton/ Parkway. At the roundabout, take the first exit and remain on this road for 0.7 miles, passing through Sampford Peverell. Passing the Globe Inn on the right, the road rises, at the peak, just before the canal bridge, the property can be found on the right.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.



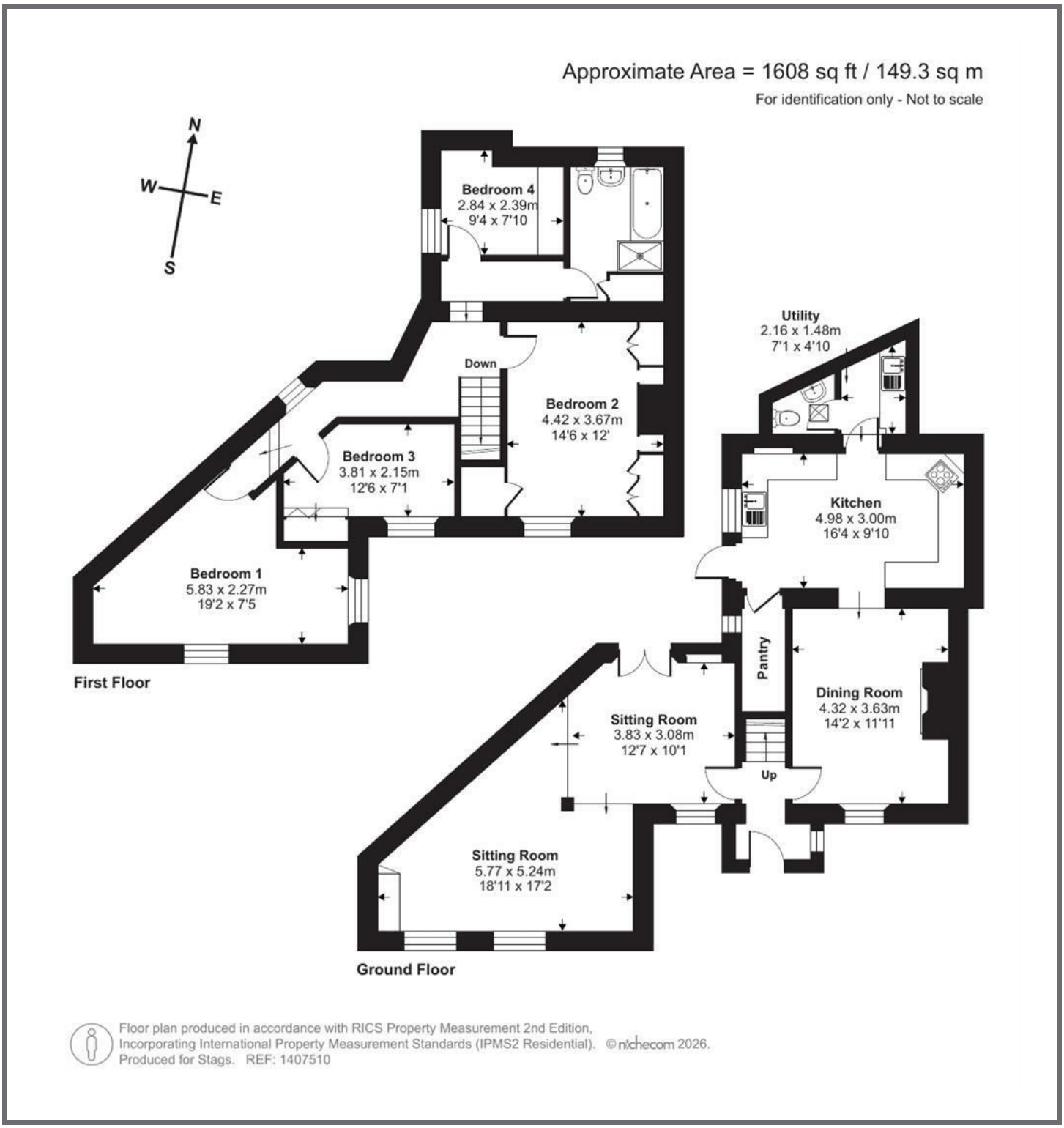




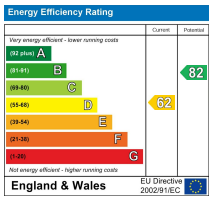




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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.



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