

# Valley Lodge, Wonham

Bampton, Devon, EX16 9JZ

£340,000  
Asking Price



 4  1  2 **EPC D**





- Open plan sitting room/kitchen/diner
- Master bedroom en-suite with veranda
- 3 further bedrooms
- Family bathroom
- Gardens of c. 1 acre with river frontage
- Ample parking
- Quiet, secluded location in the beautiful Exe Valley
- Excellent income potential
- Bampton 3 miles, Dulverton 5 miles



**Would you like to have a look?**

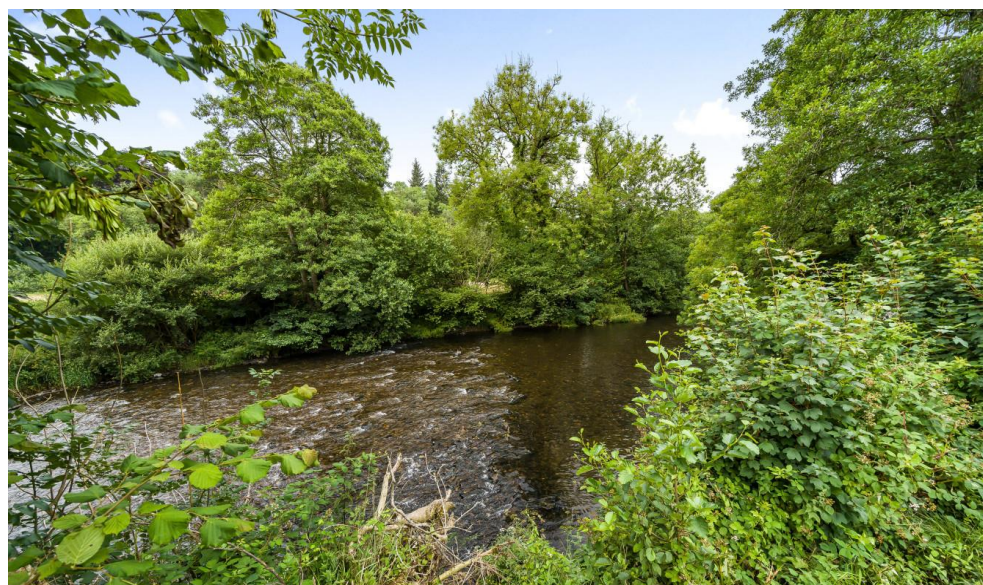
**Contact our Tiverton office**

**01884 253500**

**tiverton@seddons.com**

A superb holiday lodge with river frontage and gardens of approximately one acre, situated in the beautiful Exe Valley.

Holiday let use only.



## The Property

Valley Lodge is situated in an idyllic, rural location on the banks of the River Exe in the pretty hamlet of Oakfordbridge. The property lies in a highly desirable holiday location close to the Exmoor National Park and is conveniently located within 3 miles of Bampton and 5 miles of Dulverton, both providing excellent local amenities including some lovely shops, pubs, eateries, primary schools, veterinary and doctor surgeries. This whole area is renowned for its outstanding natural beauty with its beautiful deep wooded valleys and heather moors ideal for riding, walking, fishing, wildlife, and sailing on Wimbleball Lake. The property is easily accessible with Junction 27 of the M5 and its adjoining Tiverton Parkway Station just 13 miles away or a 25 minute drive.

Valley Lodge is a superb, single storey wooden lodge, situated in an elevated position on the banks of the River Exe in the beautiful Exe Valley. This four bedroom lodge has a traditional log cabin style finish throughout with a large garden and extensive river frontage. The accommodation is deceptively spacious and has a light and airy feel with all rooms reaching into the eaves. There is a generous open plan living area with kitchen comprising white fitted units with a double oven and space for dishwasher and fridge. A particular delight is the master bedroom with an en-suite bathroom and double doors that open on to a veranda with views over the River and beyond. In addition, there are three further bedrooms, all served by a family bathroom with both a bath and separate shower. In addition, situated off the hallway, there is a cloakroom, utility cupboard and a useful storage cupboard. The lodge benefits from propane central heating, cavity wall insulation and double glazing.

The property is approached over a shared private drive. To the front of the property there is a parking area with space for several vehicles. Outside the property is a large, gravelled terrace, ideal for sitting out and enjoying the delightful outlook over the garden and river. The gardens provide a most private and tranquil setting, mostly laid to lawn with frontage to the River Exe. The garden adjoins a further area of land which also has frontage to the River Exe.

## Agents Note

Agents Note: The property is restricted to holiday let usage only. Further information is available from the selling agents.

## Utilities

Mains water and electricity. Private drainage. Propane gas central heating.

## Current Rateable Value

(1 April 2023 to present) £2,950

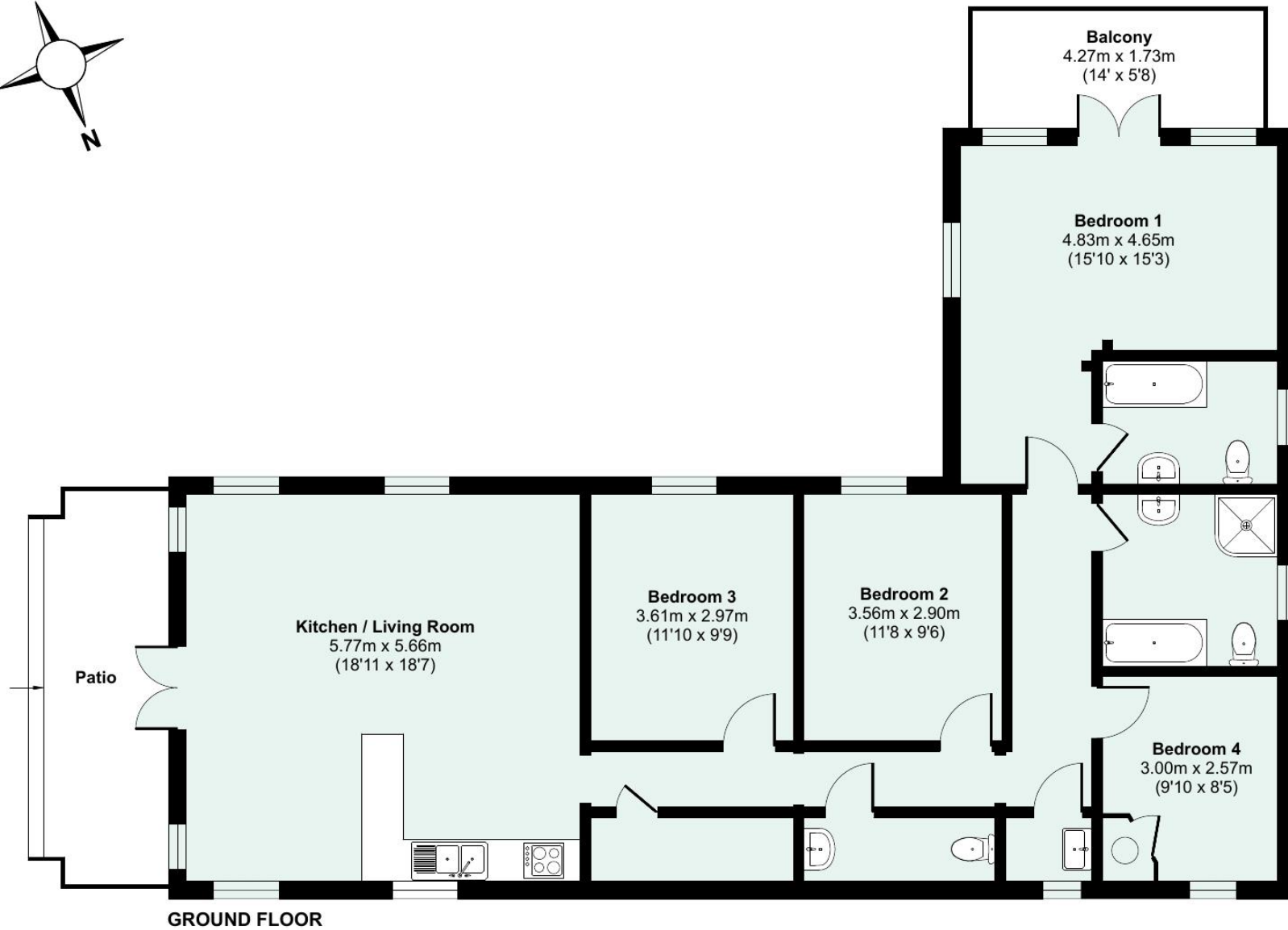
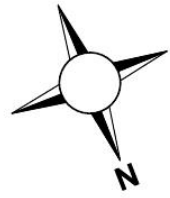
## Directions

From Bampton proceed out of the town in the South Molton direction on the B3227 for approximately 2 miles until reaching the Black Cat junction. Turn right signed for Dulverton on the A396 and continue along for about half a mile where the entrance will be found on the left through a large metal gate. Continue down the private drive where the entrance gate to the property will be found.

## Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 1230 sq ft / 114.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Seddon Estate Agents LLP. REF: 1005952



## Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

## Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



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.