

18 Frog Street
Bampton, Devon, EX16 9NT

£325,000
Asking Price



 2  2  1 **EPC E**





- Peaceful location on quiet lane
- Character cottage with period features
- Sitting room with woodburning stove
- Study (or 3rd bedroom)
- Country style kitchen
- Large utility and downstairs WC
- Two double bedrooms
- Spacious bathroom
- Cottage garden with country views
- Tiverton c. 7 miles.



Would you like to have a look?

Contact our Bampton office

01398 332006

bampton@seddons.com

Beautiful, semi-detached cottage with a pretty terraced garden and southerly views to the surrounding hills situated in a peaceful position on the edge of Bampton, yet just a short stroll to the shops.



The Property

This delightful period cottage enjoys a tranquil position on the edge of Bampton, nestled along a peaceful and picturesque lane, yet just a short stroll from all the amenities. Bampton is a thriving country village offering a good range of local facilities, including a doctors' surgery, primary school, independent shops, cafés, and traditional pubs. The larger market town of Tiverton lies approximately seven miles to the south, providing a broader range of services, quick access to the M5 motorway, and national rail connections via Tiverton Parkway (London Paddington in around two hours). The stunning landscapes of Exmoor National Park are just six miles to the north.

No. 18 Frog Street is a charming semi-detached, stone-built period cottage that has been significantly improved by the current owners in recent years. The result is a beautifully presented home full of character, featuring a south-facing frontage and a delightful terraced rear garden.

On the ground floor, a stable door opens into a cosy sitting room, complete with a stone inglenook fireplace and wood-burning stove. Leading off is a study, which could also serve as a dining room. The kitchen is fitted with classic cream shaker-style units, twin ceramic sinks, an electric oven, induction hob, and integrated fridge. Adjoining the kitchen is a spacious utility room with a door to the garden, ample space for white goods, generous storage and a convenient WC.

Upstairs, there are two double bedrooms, both with built-in hanging cupboards. They are served by a beautifully appointed bathroom that includes a freestanding bath, vanity basin, large walk-in shower and WC. Oak flooring flows from the landing into the bathroom, adding warmth and character.

To the rear, the cottage boasts a charming terraced garden. Stone steps lead up to a gravelled terrace with a pond, and further steps ascend to a decked seating area beneath a pergola adorned with wisteria, wild rose, and grapevine. Elevated over two levels, the garden is a true suntrap, offering wonderful southerly views across the rolling hills.

Tenure

Freehold

Utilities

Mains electricity, water and drainage. Oil-fired central heating.

Council Tax

Band C

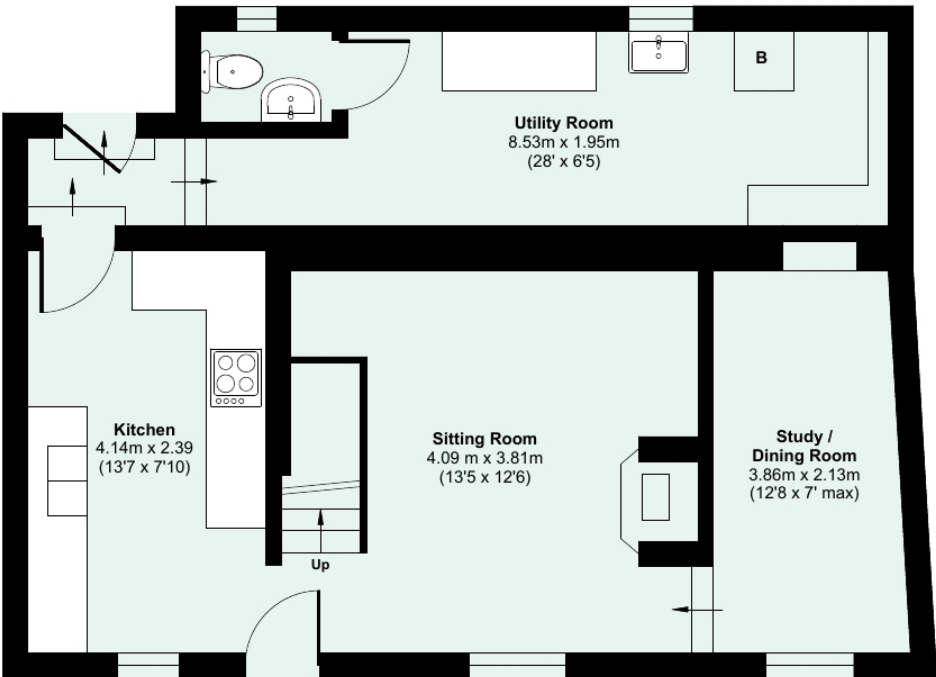
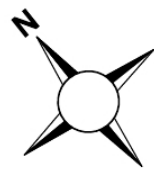
Directions

From Bampton Seddons office proceed to the junction and cross the road into Frog Street, continuing along the lane, around the left hand bend and passing the telephone exchange on the left. The cottage will be seen on the right hand side a short distance along.

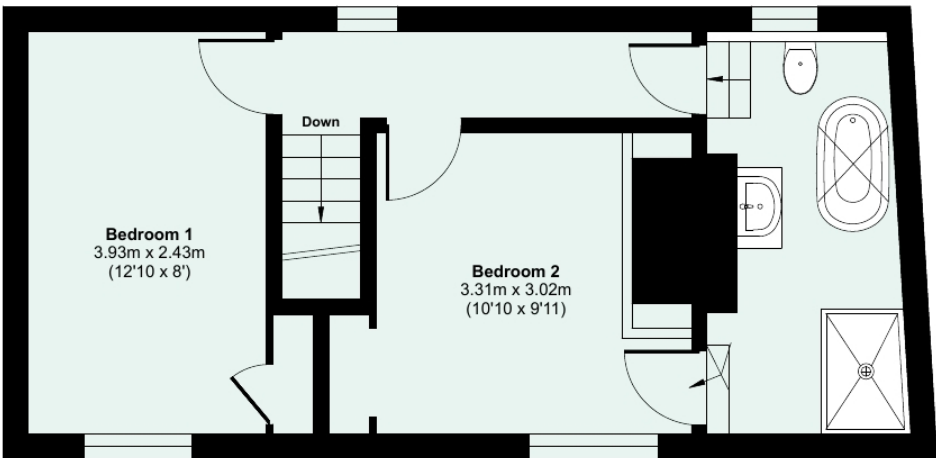
Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Approximate Area = 945 sq ft / 87.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Seddon Estate Agents LLP. REF: 1284983



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Mortgage required?

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