

# Lilypad Cottage

12 Frog Street, Bampton, EX16 9NT

**£228,000**

Guide price



 2

 1

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EPC F





- Well presented, character accommodation
- Sitting room with wood-burning stove
- Kitchen/ dining room
- Two double bedrooms
- Large bathroom
- Electric heating
- Pretty, south facing garden
- Quiet location
- Short walk to amenities



**Would you like to have a look?**  
**Contact our Bampton office**  
**01398 332006**  
**[bampton@seddons.com](mailto:bampton@seddons.com)**

A most charming and well presented two bedroom period cottage tucked away in a pretty street just off the centre of this sought after village with the benefit of a delightful cottage garden.



Lilypad Cottage is a delightful end of terrace property tucked away on a pretty side street in a quiet location and just a short walk to the many amenities that this charming, historic village has to offer with popular pubs and restaurants, butcher, baker, greengrocer's, chemist, doctors practice, primary school, post office and a lovely c.15th century church. The larger market town of Tiverton lies 7 miles to the south with dual carriage way access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station which provides regular intercity services to London (Paddington 2 hours). The whole area is well known for its outstanding natural beauty with Exmoor National Park just 3.5 miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive away.

This most attractive stone fronted cottage offers a wealth of character with many features that you would expect from a property of this period including leaded light windows, exposed beams and wall timbers, wooden latch doors and large stone stone fireplace. The front door gives access into a cosy sitting room with attractive reclaimed wooden flooring and fireplace with inset Woodwarm multi-fuel stove. There is a delightful kitchen/ dining room to the rear of the property with exposed beams, quarry tile flooring, a good range of fitted units, space for a range cooker and space for a washing machine and dishwasher.

A useful boot room / rear porch leads off the kitchen with stable door giving access to the garden. On the first floor is a good sized double bedroom and a large bathroom overlooking the garden includes a separate bath and shower. There is a further double bedroom on the second floor with a fitted wardrobe and airing cupboard housing the hot water cylinder.

From Frog Street, steps lead up to a gated side entrance giving access to a gravelled pathway at the side of the cottage. There is a useful bin / log store and two outhouses under a slate roof with power and light connected. As you pass the steps that lead down into the rear porch, the garden opens up and is filled with various mature shrubs and flower beds and mature fruit trees. The garden is fully enclosed and has a high stone wall to one side and enjoys some lovely views to the surrounding hills and countryside beyond.

### Utilities

Mains water, electricity and drainage.

### Council Tax

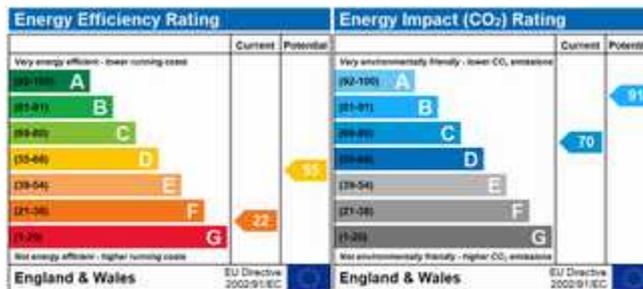
Band C

### Directions

From Seddons Bampton Office proceed up to the junction and cross over into Frog Street, continue up this street and Lilypad Cottage will be seen at the top on the right hand side.



### Energy Performance Certificate (EPC)



### 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 Seddons.