

# LANGLANDS

Petton Cross, Bampton, Devon EX16 9BS

Bampton – 3 ½ miles    Wiveliscombe – 6 miles    Taunton – 17 miles    Tiverton – 9 miles  
M5 – 19 miles                      (Distances approximate)



***"A substantial detached red brick house, occupying a south facing elevated position with extensive rural views, together with adjoining paddock and outbuildings".***

(Additional land available by separate negotiation)



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## LANGLANDS, Petton Cross, Bampton, Devon EX16 9BS



### SITUATION

The property occupies an accessible and attractive position on the Devon & Somerset border with easy access to the nearby village of Bampton with a full range of shopping facilities, being some 3 ½ miles to the west on the nearby B3227.

The larger town of Wiveliscombe lies to the east and also provides access to Taunton, the County town of Somerset.

South of Bampton, the town of Tiverton and easy access to the M5 and the Rail Network at both Tiverton Parkway and Taunton.

There is a full range of commercial, recreational and educational facilities in the area.

Langlands is situated within easy reach of Exmoor National Park and Brendon Hills with Wimbleball Lake & Clatworthy Reservoir nearby and the wide range of facilities afforded by the West Somerset & North Devon coastline.





## DESCRIPTION

Langlands occupies a prominent position to the North of the hamlet of Petton Cross and provides a well-proportioned three bedroom detached property together with garage, adjoining outbuildings and paddock totalling half an acre.

The gated entrance leads to ample parking areas adjacent to the house and the accommodation can be described as follows:

**FRONT DOOR to ENTRANCE HALL** with stairs to first floor.

**SITTING ROOM** with bay window, brick fire place with wood burning stove.

**DINING ROOM** with bay window, fire place with alcove to the side.

**KITCHEN** tiled floor, fitted units and worktop to three sides. Oil fired Rayburn, providing hot water and Central Heating. Walk-in Pantry and separate under stair cupboard.

Adjacent **UTILITY ROOM** with separate **WC** and rear door leading to the outside.

**STAIRS** to the **FIRST FLOOR** with spacious **LANDING** leading to **BEDROOM 1**, a double at the front of the house, with a fire place, bay window, walk-in wardrobe with a separate built-in cupboard.



**BEDROOM 2** a double, at the front of the house with a bay window, fire place and walk-in cupboard.

**BEDROOM 3** at the rear of the house.

**FAMILY BATHROOM**, with bath, shower over, hand basin and an adjacent but separate **WC** with spacious airing cupboard and immersion tank.

## OUTSIDE

Langlands stands within its own grounds with a substantial concrete parking area to the rear of the house, with an enclosed, principally lawned garden area surrounding the property.

Gated entrance from the adjacent minor Council road, leads to the large single garage being block built, rendered with a slate roof. Ample power and light with loft storage over and a Lift Master roller door.

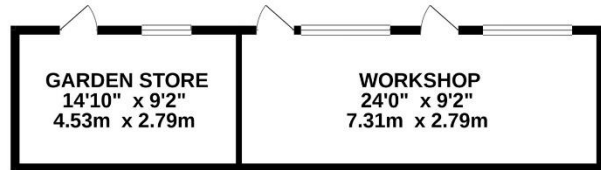
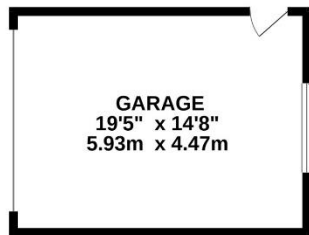
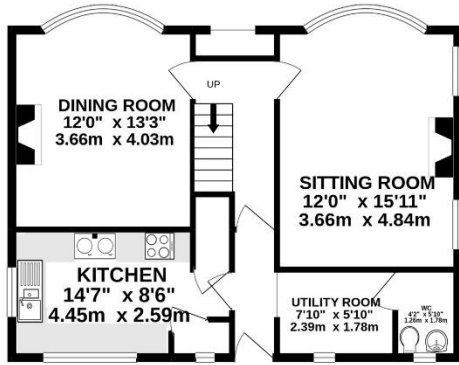
A raised patio area adjoining the garage leads to a small range of outbuildings providing opportunities for workshop, storage and stabling with concrete floors, power and light.

Beside the buildings is a small paddock with a field gate with access from the road. A further gate leads to a larger paddock situated on the west side of the house. It may be possible by separate negotiation to acquire additional pasture land immediately adjacent to Langlands.

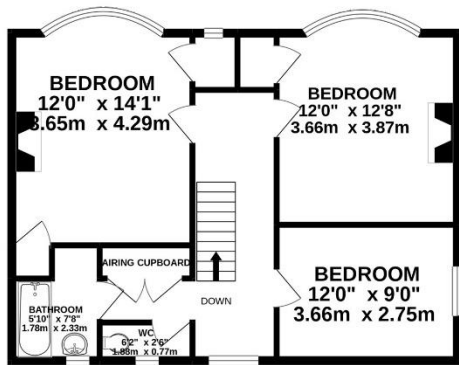




GROUND FLOOR  
1285 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



## VIEWINGS

Viewings are strictly by appointment only with the sole agents Exmoor Farmers Livestock Auctions Ltd Tel: 01643 841841 Email: [exmoorfarmers@btconnect.com](mailto:exmoorfarmers@btconnect.com)

## UTILITIES

Langlands has the benefit of mains electric, septic tank drainage and a shared private water supply. The Council Tax band is Band E and it is Mid Devon District Council.

TOTAL FLOOR AREA : 1928 sq.ft. (179.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

Residential, rural and commercial agency / Professional services / Valuations

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