



BAMPFYLDE HOUSE

Black Torrington Beaworthy Devon EX21 5PU



Robert Williams

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“A beautifully restored former rectory in the heart of this vibrant Devon village.”



Bampfylde House

Black Torrington Beaworthy EX21 5PU

A substantial former rectory with eight bedrooms, discretely located just off the centre of this quintessential and vibrant English village, set within private gardens of around 1.1 acres.

This is an important Grade 2 listed period property of well over 5000 sq ft, the former residence of the Reverend John' Jack' Russell of dog breeding renown.

Beautifully restored, and with meticulous attention to detail and brimming with bespoke cabinetry, this is fabulous family home with versatile and spacious accommodation.

Close by, within the grounds, is a former stable block and garaging, which could, subject to the necessary consents, be converted to form a useful annex dwelling.

Overlooking rolling farmland on the edge of the village the property is tucked away behind electric gates along a little lane running from the centre.

A private drive winds down to the dwelling where there is ample space for parking and turning for a number of vehicles.

The gardens are a delight with a blend of formal lawns leading to a pretty copse, which attracts a variety of wild life.

The well proportioned accommodation flows from the main entrance hall and comprises: drawing room, sitting room, family room, dining room, kitchen/breakfast room, utility room, snug, home office, study and cloak room on the ground floor.

On the first floor via a large light landing are the eight bedrooms, en-suite and family bathrooms.





Black Torrington is bustling with energy with the highly regarded Black River Inn at the heart of the community.

There is also a post office, parish church, village hall, Dr's surgery with pharmacy, toddlers play area, playing field and Ofsted rated outstanding village primary school. Independent schooling is nearby at Shebbear College, around 13 minutes away by car.

The village is in a pivotal position within mid-Devon, in the pretty Torridge Valley and perfectly placed for access to Dartmoor National Park.

The world class beaches in North Devon and Cornwall are within an easy drive for the water sports enthusiast.

Wider local amenities can be found in the larger surrounding towns of Holsworthy, Hatherleigh and Oakhampton.

The A30 provides an excellent link to the Cathedral City of Exeter with its airport, mainline station to London and the M5.

Sat Nav:EX 21 5PU and turn down East Street lane at the junction of East Steet and Broad Street ,by the post office.

what3words: unscathed.reliving.congratulations



8



bedrooms

3




bathrooms

6



receptions

6



car spaces

Local Authority: Torridge District Council

Council Tax Band: G

Tenure: Freehold

Heating: Oil Fired Central Heating

Services: Mains water and private drainage

Energy Efficiency Rating: Exempt





Bampfylde House, Black Torrington, Beaworthy, EX21

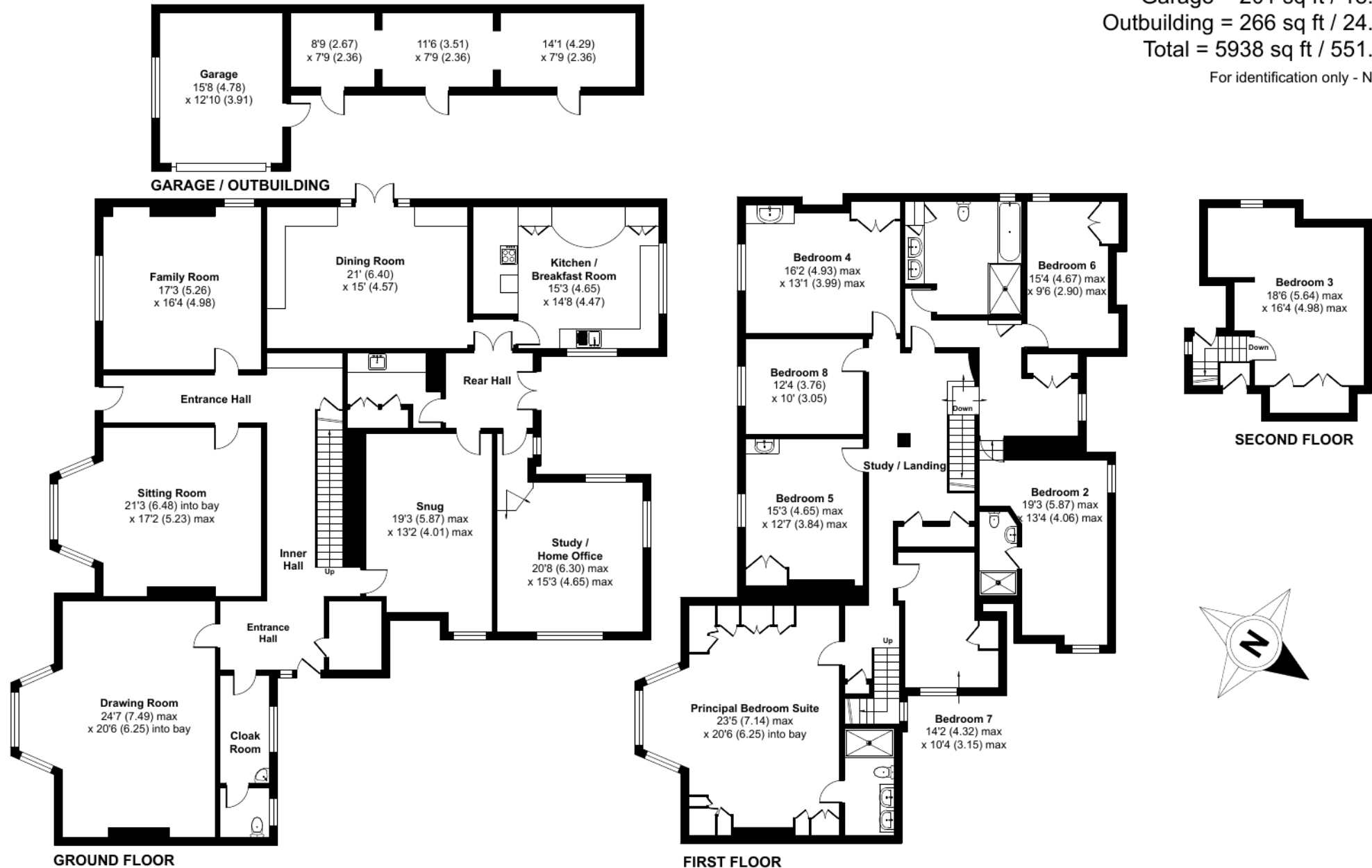
Approximate Area = 5471 sq ft / 508.2 sq m

Garage = 201 sq ft / 18.6 sq m

Outbuilding = 266 sq ft / 24.7 sq m

Total = 5938 sq ft / 551.5 sq m

For identification only - Not to scale





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.