



Ford Barn Farm







Ford Barn Farm

Holcombe Rogus, Wellington, Somerset, TA21 0QB

Holcombe Rogus 1 Mile | M5 J25/Tiverton Parkway Station 3.3 miles | Wellington 8 miles

A stylish contemporary country home, offering spacious and versatile accommodation across 3,745 SqFt, set within attractive grounds of approximately 1.65 acres, with open country views and excellent access to M5/Tiverton Parkway, 3.3 miles.

- Stylish & Contemporary Detached House
- Four Bedrooms. Two En Suites
- Dual-Aspect Lounge/Dining Room
- Views across Adjoining Fields
- Council Tax Band D
- 3745 SqFt of Accommodation
- Open-Plan Kitchen/Breakfast Room
- In all Plot extends to 1.65 Acres
- Peaceful Edge-of-Village Location
- Freehold

Guide Price £1,100,000

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SITUATION

Ford Barn Farm is situated around a mile from Holcombe Rogus, a highly regarded village nestled on the Somerset–Devon border. The village has a thriving community, centred around its parish church and village hall, public house and primary school.

The nearby towns of Wellington and Tiverton provide a wide range of amenities, including shopping, healthcare, and schooling, including the renowned Blundell's school, whilst also lying within Uffculme School catchment. Access to the M5 Junction 27 and Tiverton Parkway railway station is approximately 3.3 miles, offering rapid services to Taunton, Exeter, Bristol, and London Paddington in just over 2 hours.

DESCRIPTION

Ford Barn Farm is a stylish modern family home, designed to provide exceptional contemporary spaces offering flexibility within modern-day living. Throughout, the property is bright and airy with large windows overlooking the adjoining farmland and views beyond. Extending to approximately 3,700 SqFt, Ford Barn Farm is superbly presented consisting of, in brief; a spacious kitchen/ breakfast room, generous sitting/dining room, study, separate utility, four well-proportioned bedrooms, two en suites and luxury family bathroom. Externally, the grounds extend to approximately 1.65 acres, of mainly laid lawn and pond, offering the opportunity to landscape further.

ACCOMMODATION

Entering the property, you are welcomed into a well-proportioned hallway, providing access to a conveniently located storage/ boot room and separate cloakroom with WC. To the rear lies a suitably placed dual-aspect study providing a quiet, tuck-away position for office or hobby requirements. Centrally, lies an exceptionally bright and spacious, dual-aspect, sitting/ dining room running the full depth of the property with a large window to the front and sliding doors to the rear paved terrace and garden beyond. To the eastern-end of the property, is the superb, dual-aspect, high-specification kitchen offering wall and base units, wooden work surfaces, larder cupboards, integrated appliances including a Falcon ranger cooker with extractor over, and a large central island. This kitchen/ breakfast room provides ample space for a large farmhouse-style table and chairs, whilst enjoying double doors opening to the rear, south-east facing paved terrace. A useful utility sits adjacent to the kitchen providing further storage via base units and space for additional appliances.

Stairs rise to the first-floor landing, giving access to all four bedrooms and the modern family bathroom with shower, standalone bath, heated towel-rail, vanity unit with inset wash basin and WC. The indulgently spacious master bedroom features expansive windows overlooking the garden and benefits from a large en suite with shower, bath, heated towel-rail, wash basin and WC. Bedroom 2 also enjoys an en suite, whilst all bedrooms benefit from built-in wardrobes.





OUTSIDE

The property is approached via a shared driveway, off which lies a large parking and turning area to the front of the property, suitable for multiple vehicles. The garden and grounds extend to about 1.65 acres, wrapping around the property, comprising sweeping lawns, maturing shrubs and trees. Directly to the rear of the property is a paved terrace offering a wonderful setting for alfresco dining and entertaining, with superb open views across the grounds and adjoining fields with the Blackdown Hills in the far distance.

A separate driveway could be constructed, subject to the necessary consents, from the north corner of the plot where there is an existing gateway.

Adjacent is an additional parcel of land, approximately 3 acres, available by separate negotiation, offering potential further space for equestrian use, hobby farming, or simply additional amenity land.

SERVICES

Mains electricity and water. Private drainage via Sewage Treatment Plant. Oil-fired central heating with underfloor heating throughout the ground floor.

Ofcom predicted broadband services – Standard broadband available.

Ofcom predicted mobile coverage: External - EE, Three (variable), O2 and Vodafone.

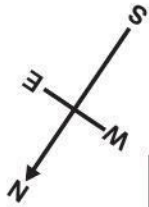
Local Authority: Mid Devon Council.

VIEWINGS

Strictly by appointment only through the agents, Stags.

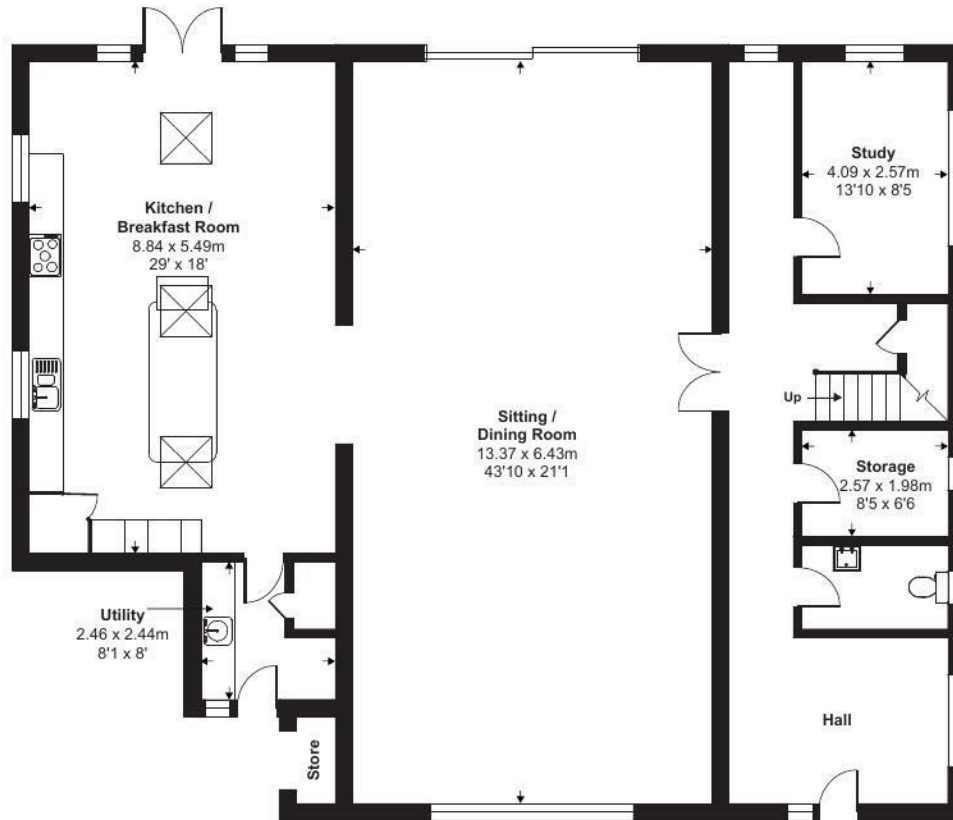
DIRECTIONS

Exit the M5 at Junction 27, proceeding westbound on the A361/ North Devon Link Road. Take the first exit signposted Sampford Peverall/ Halberton/ Parkway. At the end of the slip road, turn right signposted Holcombe Rogus/ Ayshford. Continue straight over the next mini-roundabout, remaining on Holbrook Lane for approximately 2.1 miles. Upon reaching Durleymoor crossroads, turn left towards Ford. After 350 yards, having passed Ford Farm on the left and just after the next stone barn on the right, the driveway entrance can be found. Proceed down the driveway, staying to the left, where the property is at the end.

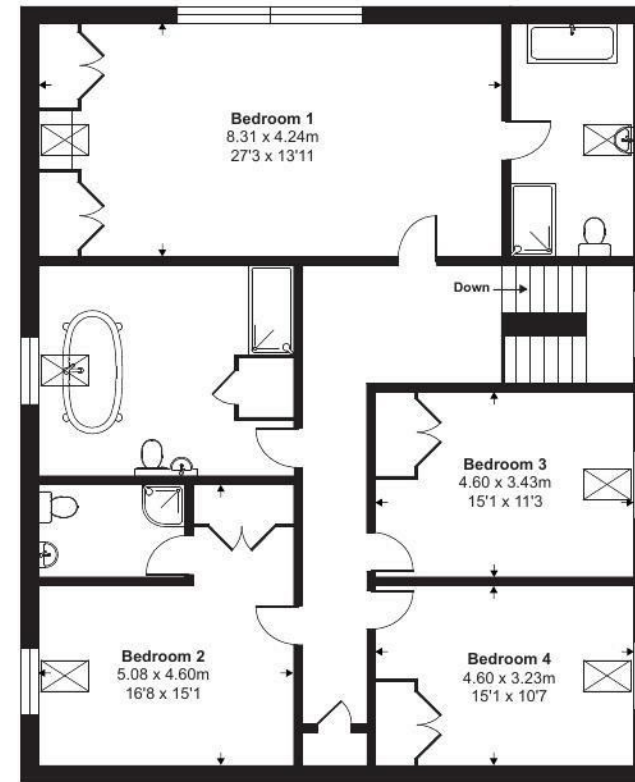


Approximate Area = 3745 sq ft / 347.9 sq m
Outbuilding = 12 sq ft / 1.1 sq m
Total = 3757 sq ft / 349 sq m

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). © nichecom 2025. Produced for Stags. REF: 1341606



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



