



Whipcott Heights



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Holcombe Rogus, Wellington, Somerset TA21 0NA

Holcombe Rogus 1.5 miles | Wellington 5 miles | Taunton 13 miles

A substantial 5 bedroom detached country house with rural views with attached one bedroom annexe, outbuildings and stables with 14.78 acres

- Substantial Country Property
- 5 Bedrooms
- Sitting Room & Snug
- Kitchen/Breakfast Room
- Conservatory
- 1 Bedroomed Annexe
- Stable Yard with 5 Loose Boxes
- 14.78 Acres
- Freehold
- Council Tax Band G

Guide Price £1,150,000

SITUATION

Whipcott Heights is located in a peaceful, rural location with stunning views across the surrounding countryside. The popular village of Holcombe Rogus lies a mile and a half to the west with a primary school and a church. More extensive facilities are available at Wellington, five miles away and Tiverton, eleven miles to the southwest. The larger town of Taunton and the vibrant and bustling city of Exeter are 12 miles and 22 miles respectively. The property is well connected, with easy access to the M5, six miles to the southeast, while there is a mainline railway station at Tiverton Parkway, seven miles away, providing direct services to London Paddington and Exeter.

DESCRIPTION

Whipcott Heights is a substantial detached country house with attractive gardens and views across the surrounding countryside, converted from a traditional stone barn around 1990. Comprising of five bedrooms with spacious living accommodation, an attached one-bedroom annexe with the added benefit of equestrian stabling and pasture land of 14.78 acres.



ACCOMMODATION

The front door leads to an entrance hall with a cloakroom off and double doors to an impressive Sitting room with large window overlooking the paddock and fields beyond, a stone chimney breast with inset wood burner. Doors lead to the Conservatory with splendid views. To the other side of the entrance hall is the Kitchen/breakfast room with windows and French doors overlooking the garden. The kitchen is fitted with a range of units. Doors off to the rear porch, utility room and cloakroom. The Snug has exposed stonework and a large picture window.

To the first floor is a galleried landing with access to the five bedrooms, including the Master with its en suite shower room, plus a family bathroom.

ANNEXE

A single storey dwelling comprising a kitchen/dining room, sitting room, bedroom and bathroom. Courtyard patio area to the front. The annexe is ideal for a family member or to let out.

OUTSIDE & OUTBUILDINGS

The mature and well stocked gardens are to the south and west of the property and offer far reaching views. A further block of pasture land of 14.78 acres is divided into enclosures together with a small copse. The stables provide perfect accommodation for horses with the paddock for exercise and grazing. There is also a vegetable patch and a poultry enclosure.

Double garage 20' x 17'4 with twin up and over doors and side access door. Electric light. Store Room 20' x 8'9 with electric light and power, fitted shelving and tiled floor.

Stable Yard with 5 loose boxes including a foaling box and tack room.

SERVICES

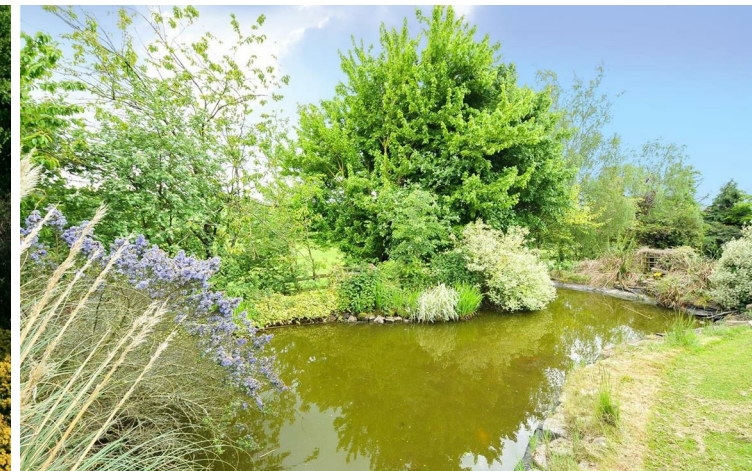
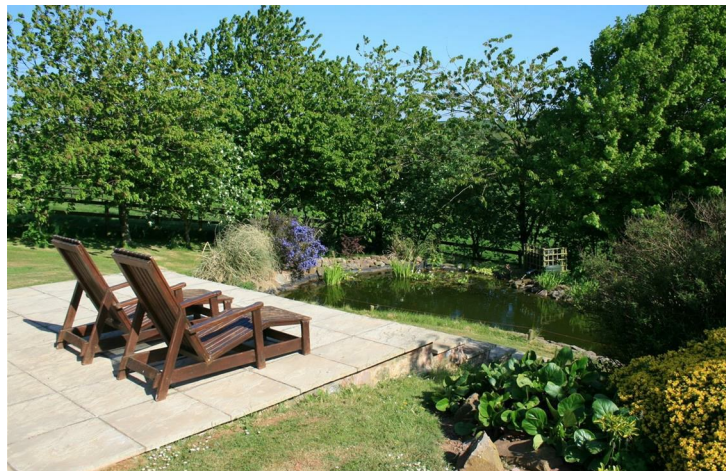
Mains water and electricity. Private drainage. Calor Gas heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & outside with Three and Vodafone (Ofcom).

VIEWINGS

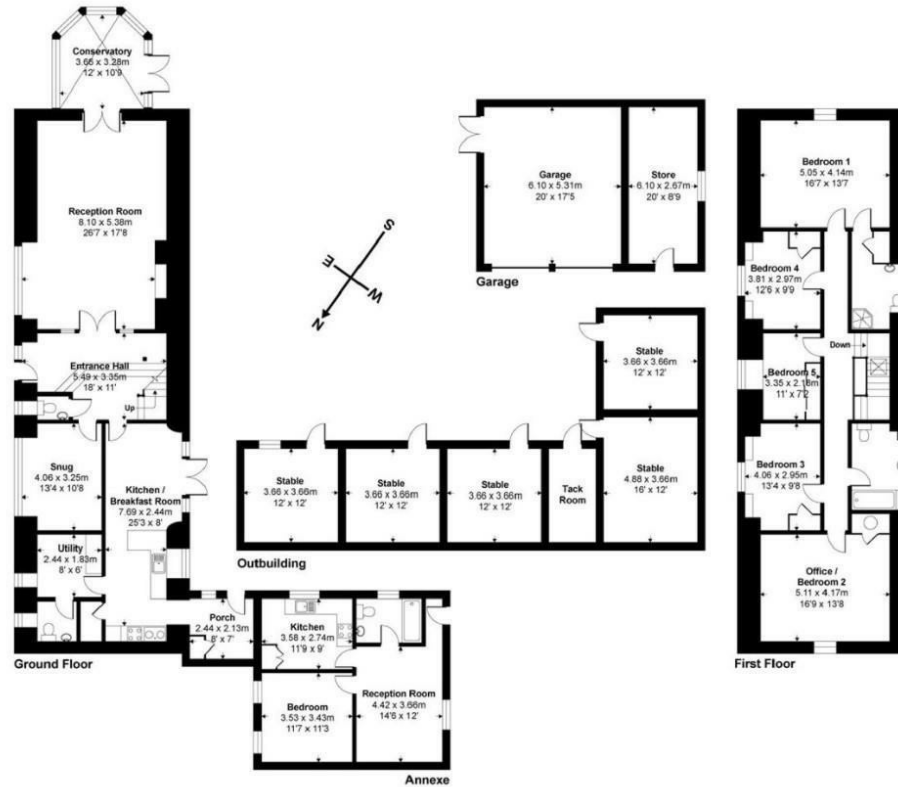
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From J27 on the M5 motorway take the A38 to Wellington. After just under 5 miles turn left signposted Greenham and Holcombe Rogus. Just after ½ mile turn left signposted Holcombe Rogus and Westleigh. After 0.8 mile turn left signposted Burlescombe and Westleigh and ¼ mile along this road you will see the lane to Whipcott Heights.



Approx. Gross Internal Floor Area
335.2 Sq Metres 3609 Sq Ft (Includes Garage & Annexe / Excludes Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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			
(81-91) B			
(69-80) C			73
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822