



Besley Lake View



Holcombe Rogus 0.5 miles | M5 (j27) & Tiverton Parkway 3.5 miles | Wellington 7 miles

A spacious four bedroom detached bungalow with rural views and outbuildings set on 0.75 acres.

- Four Bedrooms
- Two Ensuites, Family Bathroom & Shower Room
- Two Reception Rooms
- Two Conservatories
- Kitchen/Breakfast Room
- Outbuildings
- Far Reaching Countryside Views
- Rural Location
- Freehold
- Council Tax Band F

Guide Price £795,000

SITUATION

Situated on the edge of this sought after village which lies close to the Somerset/Devon border. Holcombe Rogus offers a good range of facilities including a primary school, village hall and church and is close to some lovely canal walks. The market towns of Wellington and Tiverton are equidistant and offer a wide range of shopping and recreational facilities whilst the larger town of Taunton and the Cathedral City of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is readily accessible at junction 27. There are regular rail services to London Paddington from Tiverton Parkway whilst Exeter international airport provides a number of domestic and international flights. The area affords exceptional schooling for all ages.

DESCRIPTION

A substantial detached property set in 0.75 acres with lovely rural views. The accommodation consists of four bedrooms, two ensuites, family bathroom and further shower room, spacious kitchen/breakfast room, utility room, dining room, sitting room and two conservatories. Outside are established gardens, outbuildings and parking for several vehicles. The property was constructed in the 1990's and was originally built subject to an agricultural Occupancy Condition (AOC) which restricted ownership to those employed or last employed, in agriculture as per the Town and Country Planning Act 1971. Over the years a 'Certificate of lawful use or development' from the local authority which removes the need for any incoming owner to have any link to agriculture.

ACCOMMODATION

Part glazed front door to entrance hall with doors to rooms. Kitchen/breakfast room with a range of wall and base unit with worksurfaces over and inset sink unit, range cooker, built in oven and hob, walk in pantry/utility, door to conservatory. Double doors to dining room with window to rear taking advantage of the views. Sitting room with log burner and further door to hallway and to the conservatory. At one end of the property is the master suite which has bifold doors to the garden and en suite, dressing room, door to lobby with separate

access door to front which would make an ideal annexe. There are three further bedrooms at the other end of the bungalow with one having the benefit of an en suite and built in wardrobes along one wall. Further shower room and a recently fitted bathroom with free standing bath and shower cubicle.

OUTSIDE

The property is approached via double wooden gates boarded by stone walls, leading to a sweeping drive with parking for a number of vehicles. The drive continues to a useful barn/workshop space with roller door. There is a brick-built building to the side of the bungalow which would make an ideal home office. The garden itself are mainly laid to lawn interspersed with mature plants, shrubs and fruit trees.

VIEWINGS

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

SERVICES

Oil fired heating through a Sandyford (aga style) range cooker. Private drainage. Klargestor located in garden, borehole and pump. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, and Vodafone (Ofcom).

DIRECTIONS

Travelling from the M5 J27, take the main A38 towards Wellington and after about three miles on the second section of the dual carriageway, take the turning left signposted Greenham turning left again after approximately half a mile signposted to Holcombe Rogus after approximately 1 mile, take the turning right on a sharp left hand bend passing over the great western canal where you will enter the village. Continue past Holcombe Garage and take the next left do Frog Lane. At the bottom of Frog Lane turn left and continue along passing the turning to Whitebrook Terrace. After approximately a third of a mile past Whitebrook Terrace, take the second right hand turn where Besley Lake View can be found on your left hand side a short distance up the lane.



Approximate Area = 2432 sq ft / 225.9 sq m
 Outbuildings = 1222 sq ft / 113.5 sq m
 Total = 3654 sq ft / 339.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1141464

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(65-75) C	(45-55) D
(55-64) E	(35-44) F	(15-24) G	
Net energy efficient - higher scoring coats		81	61
England & Wales		EU Directive 2002/91/EC	

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