



Fenton Green





# Fenton Green

Holcombe Rogus, Wellington, Devon TA21 0NF

Wellington 6 miles | Tiverton 12 miles

**A five bedroom detached property with well maintained gardens and grounds & rural views.**

- Five Bedrooms
- Kitchen
- Sitting Room & Study
- Mature Orchard & Separate Paddock
- Council Tax Band G
- Utility & Cloakroom
- Dining Room & Conservatory
- Shower Room & En Suite
- Double Garage
- Freehold

**Guide Price £875,000**

## SITUATION

The popular village of Holcombe Rogus lies under a mile away to the west with a popular primary school, public house and a church. More extensive facilities are available in Wellington, 6 miles away and Tiverton, 12 miles to the southwest. The larger town of Taunton and the vibrant and bustling city of Exeter are also within easy reach. The property is well connected, with easy access to the M5, along with a mainline railway station at Tiverton Parkway, providing direct services to London Paddington and Exeter.

## DESCRIPTION

Fenton Green is a five bedroom detached property with attractive gardens and wonderful far reaching views across the surrounding countryside. The accommodation comprises an entrance hall, utility/boot room, kitchen, conservatory, dining room, sitting room and study to the ground floor. On the first floor are 5 bedrooms, one en suite and a family bathroom. Outside are well maintained gardens, a mature orchard, three sheds, double garage and a separate paddock.





**ACCOMMODATION**

Entrance hall with window to front, storage cupboard housing the boiler, door to dining room and door to the W.C with wash hand basin and window. Door to utility/boot room with a range of wall and base units, plumbing and space for washing machine and fridge freezer, door to outside, door to garage and steps lead through to the kitchen. The kitchen has a range of matching wall and base units, tiled floor and splashbacks, sink with drainer, Bosch eye level electric oven, hob with extractor over and integrated dishwasher and fridge. There is space for a dining table, door to pantry, under stairs storage cupboard and stairs rising to the first floor. A door leads to the light conservatory with double doors opening out onto the garden. From the kitchen, a door leads to the dining room with dual aspect windows, door to garden, impressive inglenook fireplace with bread oven, parquet flooring, storage cupboard, steps down to the entrance hall and door to the sitting room. Sitting room with an open fireplace, dual aspect windows, door to garden and understairs cupboard. Door to study with window overlooking the garden, alcove with shelving and stairs rising to the first floor.

On the first floor, the landing has multiple windows overlooking the paddock and hatch with access to loft space. Bedroom 1 is a spacious room with fitted wardrobes and cupboards, window to rear aspect and an en suite with corner shower, corner bath, W/C, wash hand basin, heated towel rail and dual aspect windows. Bedroom 2 with front aspect, high ceilings and wash hand basin in the corner. Bedroom 3 & 4 are generous double bedrooms with fitted wardrobes and windows to rear aspect. Bedroom 5 has window to rear aspect, built in cupboard. Family bathroom with corner shower, W/C and wash hand basin.

**OUTSIDE**

To the outside is a gravel driveway with parking for multiple vehicles and a storage building to one side. Opposite the front of the property a gate leads into the paddock with mature trees and enclosed with a Devon bank. The rear garden is mostly laid to lawn with a vegetable patch, mature shrubs, bushes and flower borders. There is an area of patio perfect for sitting out and enjoying the garden. A side gate provides access from the garden to the front of the property. The grounds also benefit from an enclosed orchard with mature fruit trees, and a double garage with electric roller door.

**SERVICES**

Mains electricity and water, oil fired heating. Septic tank - Emptied February 2025. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside with 02 & likely outside with 02, EE, Three and Vodafone(Ofcom).

**VIEWINGS**

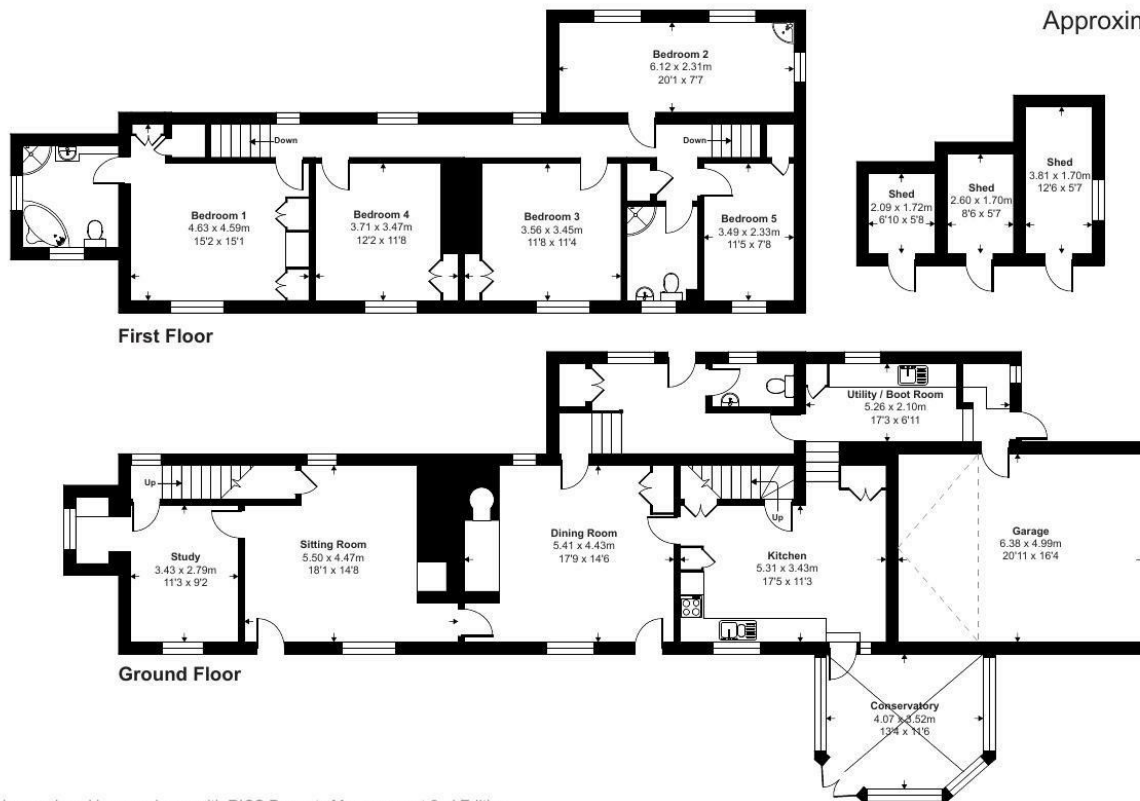
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

**DIRECTIONS**

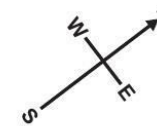
From J26 of the M5 motorway take the exit off the roundabout to Wellington. At the 2nd roundabout take the 1st exit onto the A38 towards Exeter and continue on the A38 for about 6 miles then turn right signposted Greenham and Holcombe Rogus. Follow this road for 1 mile then turn left to Holcombe Rogus. Continue for just under a mile and then turn right, again, signposted to Holcombe Rogus. Follow this road for just over half a mile towards the village before turning right, signposted to Kytton Barton and proceed up the hill turning right at the sign for Kytton Barton where the property will be found shortly after on the right hand side.







Approximate Area = 2545 sq ft / 236.4 sq m  
 Garage = 336 sq ft / 31.2 sq m  
 Outbuilding = 173 sq ft / 16.1 sq m  
 Total = 3054 sq ft / 283.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Stags. REF: 1251223

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	
	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(61-81) <b>B</b>	
(49-60) <b>C</b>	73
(34-48) <b>D</b>	
(29-34) <b>E</b>	45
(21-28) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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