



2 Whitebrook Cottages



Wellington 7 miles M5 (J27)/Tiverton
Parkway Railway Station 4 miles

A charming 2 bedroom village cottage full of character and period features.

- Character Cottage
- Two Bedrooms
- Bathroom
- Sitting Room
- Kitchen
- Front & Rear Gardens
- Sought After Location
- UPVC Double Glazing
- Council Tax Band C
- Freehold

Guide Price £259,000

SITUATION

Situated within the popular village of Holcombe Rogus which lies close to the Somerset/Devon border. Holcombe Rogus is a thriving village with primary school, church, public house, garage and village hall. It is also within the catchment area of the sought after Uffculme School. Wellington is within 7 miles providing a number of leisure facilities and independent shops. Taunton is within 14 miles and the City of Exeter 22 miles to the west with its excellent new shopping centre, schools, university, theatres and international airport.

DESCRIPTION

A charming character cottage in a popular village location providing a wealth of character and charm. The accommodation comprises of an spacious entrance hall, sitting room, kitchen and a bathroom on the ground floor. There are two bedrooms on the first floor, both with a pleasant aspect. Outside are pretty gardens to front and rear. Internal inspection recommended.

ACCOMMODATION

Front door into the spacious entrance hall with stairs rising to the first floor. Door to the sitting room with original stone fireplace with Woodwarm wood burner, window to front aspect with shallow window seat. Door to the downstairs family bathroom with shower over, w.c and wash hand basin. Kitchen with a range of fitted solid oak base units with granite work surfaces over, Belfast sink, space for fridge/freezer, large cooker and plumbing for washing machine.

First floor landing with window to rear and door to the master bedroom, a spacious double room with window to front aspect, built in cupboard housing the immersion heater. Bedroom two is a good size double with window to front aspect.

Outside are both front and rear gardens with paving, established shrubs, plants and log storage.

OUTSIDE

There are front and rear gardens with low maintenance in mind, with paving and mature plants and shrubs. Garden shed and log store.

VIEWINGS

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

SERVICES

Mains electricity, water - metered and drainage. Reslated roof August 2024. Woodwarm log burner with back boiler to heat hot water tank for all radiators and taps. Electric shower.

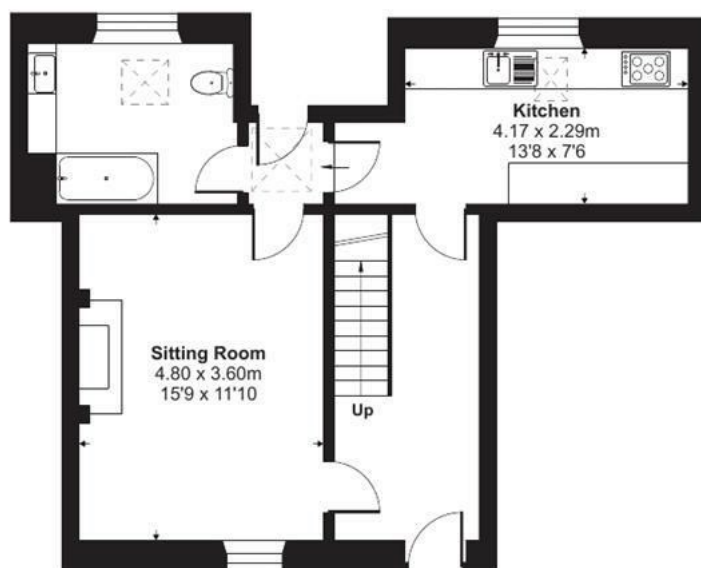
DIRECTIONS

From Wellington head in a westerly direction and after approximately 3 miles continue up Whiteball Hill passing The Beambridge Inn on your left hand side. At the top of the hill turn right signposted Greenham, Appley and Holcombe Rogus and after a further one mile turn left signposted Holcombe Rogus. Follow the signs into the village passing the public house on your left hand side taking the next turning left into Frog Lane. At the next junction turn left and follow this lane for approximately a third of a mile whereupon the cottage will be found on your right.

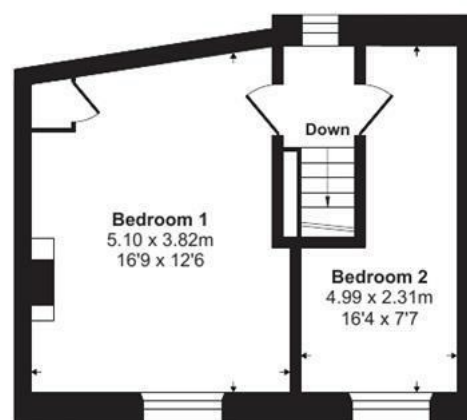


Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale



Ground Floor

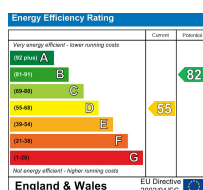


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1290996

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