



Ford Barn Farm , Holcombe Rogus, Wellington, Somerset TA21 0QB

A stylish contemporary country home, offering spacious and versatile accommodation set within attractive grounds, with open country views and excellent access to M5/Tiverton Parkway, 3.3 miles.

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

• Stylish & Contemporary Detached House • Large Double Bedrooms • Open-Plan Kitchen/Breakfast Room • Large South Facing Garden • Deposit: £3,173.00 • Council tax Band D • Six Month Let • Pets Considered (Terms Apply) • Available Early December • Tenant Fees Apply

£2,750 Per Calendar Month

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ACCOMMODATION

To include:

ENTRANCE HALLWAY

Solid wood flooring, window to side and rear, coat hooks, under floor heating, under stairs storage

CLOAKROOM/WC

Solid wood flooring, windows to side, WC, basin set in vanity unit

STORAGE/BOILER ROOM 8'5" x 6'5"

Solid wood flooring, window to side, underfloor heating

STUDY/DOWNSTAIRS BEDROOM 13'5" x 8'5"

Solid wood flooring, windows to side & rear, under floor heating

SITTING/DINING ROOM 43'10" x 21'1"

Dual aspect, solid wood floor, underfloor heating, windows to front & rear, double doors to garden

KITCHEN/BREAKFAST ROOM 29'0" x 18'0"

Well presented with kitchen island and wooden work top, solid wood floor, windows to front and array of grey fronted cabinets. The kitchen comprises of a Falcon range cooker with ceramic hob and extractor fan, space for fridge freezer, an inset electric single oven with grill, inset microwave and integrated dishwasher. There is a large space for a dining table and double doors to the garden. At the far end of the kitchen is a doorway leading to

UTILITY ROOM 8'0" x 8'0"

Solid wood flooring, range of floor and wall units, Belfast sink, space for washing machine and dryer, door to front and downstairs WC.

STAIRS TO FIRST FLOOR

Fitted carpet, window to side

LANDING/HALLWAY

Fitted carpet, radiators, storage cupboard

BEDROOM 1 27'3" x 13'10"

Fitted carpet, windows to front, radiator, fitted wardrobes, ensuite:

ENSUITE

Laminate flooring, skylight, Bath, basin set in vanity unit, walk in shower, WC, heated towel rail

BEDROOM 2 16'7" x 15'1"

Fitted carpet, window to side, sky light, radiator, fitted wardrobe, ensuite:

ENSUITE

Laminate floor, WC, Basin, heated towel rail

BEDROOM 3 15'1" x 11'3"

Carpet, window to side, sky light, fitted wardrobe, radiator

FAMILY BATHROOM

Laminate floor, window to side, sky light, basin set in vanity unit, WC, free standing bath, walk in shower, heated towel rail

BEDROOM 4 15'1" x 10'7"

Carpet, window to side, sky light, fitted wardrobe, radiator

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.

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.

Council Tax: Band D

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.

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.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months, unfurnished and is available beginning of December. RENT: £2,750.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2,775.00. DEPOSIT: £3,173.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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