



Gogwell House Cove, Tiverton, Devon EX16 7RN

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A secluded small holding, conveniently situated detached three bedroom house with land and barns/outbuildings.

Tiverton 3 miles - M5 motorway (J27)/Train Station 10 miles - Exeter 18 miles

• Attractive Setting • Three Double Bedrooms • Two Reception Rooms • Additional Land and Outbuildings on Separate Arrangement • Pets Considered (Terms Apply) • Close to Transport Links • Close to Local Schools • Deposit £1,725.00 • Council Tax Band F • Tenant Fees Apply

£1,495 Per Month

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## DESCRIPTION

Gogwell House is approached through a no through lane, where a wooden five bar gate on the right hand side leads through to the concrete yard providing space for parking and turning aswell as access to outbuildings.

## ACCOMODATION TO INCLUDE

The rear entrance porch has external doors to either end and two internal doors, one leading through to the main accommodation and the other to the WC. Adjoining the house is an outside utility room with electricity, stainless steel sink with work surface over and space and plumbing for washing machine.

## HALLWAY

With understairs cupboard. Door into

## KITCHEN

The kitchen is to the rear of the property with a window overlooking the yard. The kitchen offers a range of bespoke hand made units, free standing electric cooker with plumbing available for a dishwasher, space for fridge/freezer.

## LARDER/LAUNDRY ROOM

## DINING ROOM

Fitted carpet, windows overlooking the front garden, built in cupboards, stone feature fireplace. Archway into

## LIVING ROOM

Fitted carpet, stone fireplace (display only), windows overlooking the front garden, TV aerial point, doorway leading out onto the patio area.

## STAIRS

Fitted carpet.

## BEDROOM ONE

Double, window overlooking rear of the property, radiator, TV aerial point.

## BEDROOM TWO

Double, window overlooking front garden, radiator, TV aerial point.

## BATHROOM

The bathroom consists of a white suite comprising bath, separate shower, low level WC and wash hand basin, window to rear, radiator.

## MASTER BEDROOM

Double, window overlooking the front garden, radiator, TV aerial point, with archway leading into

## DRESSING ROOM

Roof velux, fitted carpet, radiator.

## LAND

To the front of the house is a fenced garden area as well as a well fenced paddock. To the side is a further area of land which has been used as a paddock. Above the buildings is an orchard. In total the land extends to approximately 5 Acres. Available on a separate agreement for £250 PCM.

## OUTSIDE

Between the house and the buildings is a large yard with space for parking several vehicles. There are two steel portal framed buildings (60 x 20 and 30 x 20) with two lean-to's attached (60 x 20 max and 40 x 20). These have previously been used for livestock, poultry and stabling offering potential for a range of uses. Beside is another extensive range of more traditional outbuildings (about 12 avg x 150) and at the end of these are some period kennels which were probably constructed around the same time as the house. Sheds/stables offered on a separate agreement for £250 pcm.

## SITUATION

Gogwell House lies in an idyllic rural setting with a southerly outlook over glorious Devon countryside. Situated between Bampton and Bolham.

The nearby small town of Bampton offers a generous range of facilities including schooling, a doctors' surgery, individual shops, public houses and restaurants. The popular Exmoor National Park is not far, with its rugged countryside and splendid wildlife.

The market town of Tiverton has a good range of shops, supermarkets, hospital, leisure centre, golf course and both private and state schooling including Blundell's School. Junction 27 of the M5 motorway is 7 miles distant, alongside is Tiverton Parkway Railway Station with trains to London Paddington taking approximately 130 minutes.

## SERVICES

Electric: Mains

Water: Private (via Spring) - Monthly contribution of £15 PCM

Drainage: Private

Heating: Oil Fired Central Heating

Ofcom Predicted Broadband: Standard - Download: 1 Mbps - Upload 1 Mbps

Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone

Council Tax: Band F

## DIRECTIONS

From the M5 (J27) take the dual carriageway towards Barnstaple and Tiverton. After about 8 miles, at the roundabout, turn right (3rd exit) onto the A396 towards Bampton and Cove. Proceed for about 2 miles and just after the layby on the brow of the hill turn right into a lane marked no through road. Continue up the hill for about half a mile and the property is the first on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available early March 2026. RENT: £1,495.00 pcm exclusive of all charges. Additional Land and sheds available for £250 PCM. Children/pets considered. Where the agreed let permits pets the RENT will be £1,520.00. DEPOSIT: £1,725.00 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 AND 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

It has been confirmed that phase one of the act will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lrr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lrr_roadmap.pdf)





*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. Tenants 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <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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