



Christmas Cottage 8 South Street, Holcombe Rogus,  
Somerset TA21 0PF

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A quaint one-bedroom cottage set in the heart of  
Holcombe Rogus.

Wellington 6 miles | Taunton 12.3 miles | Tiverton 11.3 miles

• Mid-Terrace Cottage • Sitting Room with  
Woodburner • Kitchen • Bedroom • Bathroom • Parking Space • No  
Onward Chain • Council Tax Band B • Freehold

Guide Price £160,000

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## SITUATION

The cottage is situated in the heart of the sought-after village of Holcombe Rogus, on the Somerset/Devon border. The village offers a primary school, post office, garage, pub, village hall and parish church. Wellington lies approximately 6 miles away and provides a wide range of shopping, leisure and educational facilities, as well as access to the M5 at junctions 26 and 27. Tiverton Parkway mainline railway station, located at Sampford Peverell (Junction 27, M5), is roughly 4 miles from the property.

## DESCRIPTION

A charming grade II listed one-bedroom cottage set in a sought-after village location, featuring a cosy living room, kitchen, and family bathroom. Offered to the market with no onward chain.

## ACCOMMODATION

The front door opens directly into a welcoming living room featuring exposed beams, an understairs storage cupboard, and an attractive inglenook fireplace with a wood-burning stove and bread oven. Stairs rise to the first floor, and a window looks out to the front. A pretty galley-style kitchen sits to the front of the property, offering a window to the front, wooden worksurfaces with tiled splashbacks, space for a fridge and washing machine, an electric cooker, and a Belfast sink.

Upstairs, the first floor hosts a generously sized double bedroom with a front-facing window. A door leads through to the bathroom, which includes a WC, pedestal wash hand basin, deep storage/airing cupboard, and another window to the front.

## OUTSIDE

Across the lane is an area currently been used for parking for one car, this area could be develop further to provide a garden area.

## SERVICES

Mains electric and water. Mobile coverage is good outdoor with EE, O2 and Vodafone and is variable outdoor with Three (Ofcom). This property benefits from Ultrafast broadband (Ofcom).

## VIEWINGS

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

## DIRECTIONS

From J27 of the M5 proceed towards Wellington along the A38 Take the turning left at the top of Whiteball Hill towards Holcombe Rogus, Ashbrittle and Greenham (Westleigh Quarry). After approx ½ mile turn left to Holcombe Rogus. Follow the signs to to Holcombe Rogus. On arriving in the main street of Holcombe Rogus turn left into South Street you will find Christmas Cottage being the 2nd cottage along on a row just before the entrance to Hollycroft.



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.



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@StagsProperty



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         | 97                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |