



National  
Trust

**To Let**

**Rose Cottage, Luccombe, TA24 8TD**

**£950.00 per calendar month**



A well-presented, recently refurbished 3-bedroomed detached cottage,  
with garden and off-road parking

Availability immediately following a successful credit check.

Please contact [somersetlettings@nationaltrust.org](mailto:somersetlettings@nationaltrust.org)

National Trust Southwest Region, Holnicote Estate Office, Selworthy,  
Minehead, TA24 8TJ

## The Location

Rose Cottage is a Grade II listed, 17<sup>th</sup> century, three-bedroom cottage in the village of Luccombe, three miles from Porlock and five miles west of Minehead.

## The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of The Holnicote Estate that came to the Trust in 1944. Set in Exmoor National Park the Estate covers 5,042 hectares, much of which is open access and can be explored at will. There are approximately 170 tenanted cottages and 14 tenanted farms on the Estate.

## The Property

### Ground Floor

### *All measurements are approximate*

Sitting

Open plan layout. Newly decorated and new carpets. Stable door to front.

Room/Dining

Two windows to the front, multifuel stove, Electric heater, four double

Room

electrical sockets, BT point, alcove shelving. Stairs to first floor.

7.24m x 4.04m

Kitchen

New Modern fitted kitchen with a range of wall and base units, stainless steel sink, heater, two windows to rear, spaces for washing machine, under counter fridge and electric cooker. Electric cooker point, three double electrical sockets and one single, extractor fan, new vinyl flooring. Door to rear garden.

Shower room

New modern fully enclosed shower cubical, low level WC, extractor fan, New vinyl flooring. Electric towel radiator. two single windows to rear.

2.6m x 1.95m

### First Floor

Landing

Newly decorated, new carpet. Electric heater, window to rear and side. Single electric socket, two pendant lights.

Bedroom 1

Newly decorated, new carpet. Electric heater, two double electrical sockets, single pendant light. Built-in cupboard and airing cupboard. Windows to front and side.

2.40m x 3.55m

Bedroom 2

Newly decorated and new carpets. Electric heater, two double electrical sockets, pendant light. Window to the front and side.

2.90m x 2.58m

Bedroom 3

Newly decorated and new carpet. Electric heater, two double electrical sockets, pendant light. Window to front.

2.01m x 1.92m

### Outside

Access to rear garden on foot only. Off-road parking available.

Garden

Enclosed garden, well planted with mature trees and patio area. Large shed and bin store.

### Services

The property is supplied with mains electricity, water and drainage.

### Outgoings and

The tenant is to pay Council Tax, and all other outgoing relating to the property.

### Council Tax

Energy  
Performance  
Certificate

Rose Cottage is a grade II listed building. EPC Rating E

**The Tenancy**

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended. If the tenancy continues after the initial six months there will be annual property inspections.

Rent

The prospective tenant is asked to pay £950.00 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The tenant will not be required to pay a deposit.

Insurance

The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.

Repairing  
Responsibilities  
(Summary)

**The Trust** will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.  
**The Tenant** will be responsible for internal repairs and decoration, garden, fences, drives, and the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

**Viewings**

Viewings strictly by appointment only.

**Contact**

Appointments can be made by contacting Tricia Cannings via email [somersetlettings@nationaltrust.org.uk](mailto:somersetlettings@nationaltrust.org.uk)

For further information about being a National Trust tenant, visit [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

**GDPR**

Our full Privacy Policy can be found online at  
<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.