Holly Croft

Holly Croft, South Street, Holcombe Rogus, Wellington, Somerset, TA21 0PF

Tiverton - 11 Miles | Wellington - 6 Miles | Taunton - 12 Miles | Exeter - 21 Miles

A well appointed light-filled detached house situated in the heart of the village of Holcombe Rogus

- Light filled detached house
- Four bedrooms
- Separate study
- Kitchen
- Dining room/Sitting room
- Parking and Established Gardens
- M5 access & Tiverton Parkway Mainline Railway Station 4 miles
- No Onward Chain
- Council Tax Band F
- Freehold

Offers In Excess Of £500,000

SITUATION

Holly Croft is tucked away in the heart of this 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. The M5 and Tiverton Parkway railway station are 4 miles away.

DESCRIPTION

Holly Croft is a well laid out, light-filled individually designed, four double bedroom detached residence, constructed with stone elevations beneath a slate roof. The property is equipped with double glazing and oil-fired heating (new oil storage tank recently installed). Externally, it offers off-road parking and generous mature and secluded rear gardens, set within grounds extending to approximately 0.4 acres.

ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor and a useful understairs storage. A door leads into the sitting room, which features a corner brick chimney breast with inset open fire, French doors opening onto the rear garden, and a brick archway through to the dining room, which enjoys a window to the front. From the hallway there is also access to a study with front-facing window and a door leading to the utility room/cloakroom, fitted with a low-level WC, wash hand basin set within a vanity unit and plumbing for a washing machine. The kitchen is positioned to the rear of the house and is fitted with a range of matching wall and base units with worktops over, inset sink, and space for an oven and built in dishwasher. A glazed door provides access to the rear garden.

To the first floor, the landing provides access to all rooms and the loft. The principal bedroom and bedroom four are located to the front of the property, whilst bedrooms two and three overlook the rear. Bedroom two benefits from a built-in wardrobe and an airing cupboard housing the hot water cylinder with immersion heater. The family bathroom was completely refitted in late 2025 and comprises a panelled bath, separate shower, a low-level WC, a vanity unit with wash hand basin, and a towel rail. The attic is partly boarded out with access via a fitted drop-down ladder.

OUTSIDE

The property is set back from South Street and is approached over a gravelled driveway with one side of shrub borders. A pathway leads to the front door and continues around the side of the property and to the rear garden. Immediately to the rear of the property is a large paved sun terrace with low stone wall forming a lovely outlook over the rear gardens. There are generous gardens laid mainly to lawn with numerous specimen shrubs and trees together with a pond.

SERVICES

Mains electric, water & drainage, oil fired heating. Mobile coverage is good outdoor with O2 and Vodafone and variable outdoor with EE and Three (Ofcom). This property has ultrafast broadband (Ofcom).

VIEWINGS

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

AGENTS NOTE

Some of these photos have been staged using AI for internal images.

DIRECTIONS

From the M5 motorway at junction 26 take the exit towards Wellington. At the roundabout with the A38 take the first exit towards Exeter and Tiverton and continue along here for about 4 miles passing The Beambridge Inn on the left hand side. Continue to the top of Whiteball Hill. At this point turn right crossing over the dual carriage signposted Greenham, Appley and Holcombe Rogus. After 1 mile turn left signposted Holcombe Rogus and follow the signs into the village. Continue past the pub taking the second turning left into South Street and after a short distance the gravelled driveway to Holly Croft will be seen on the left hand side.

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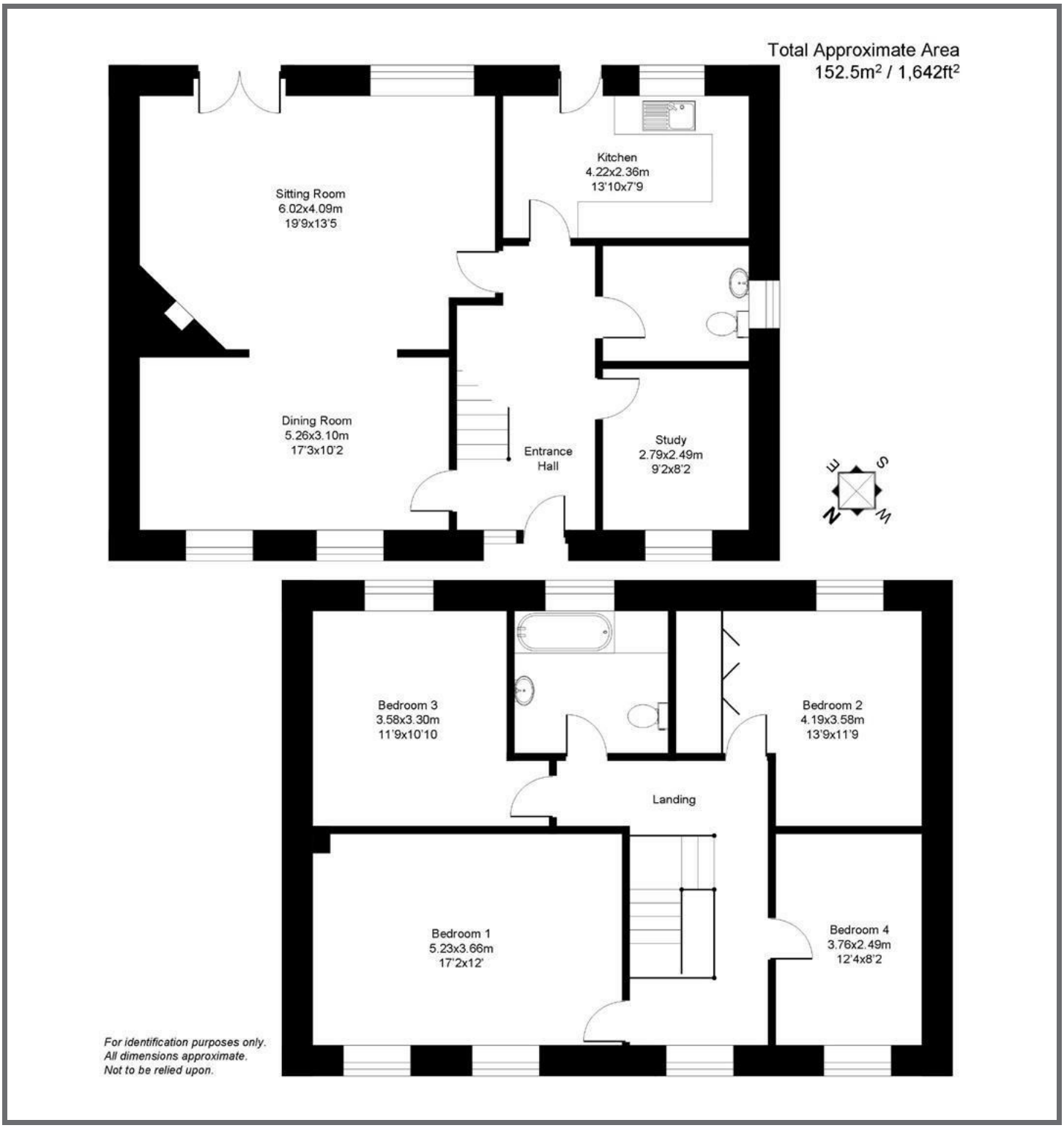
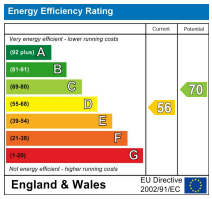


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers 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.

STAGS



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