

Squirrels Rest

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, Hockworthy,Wellington, TA21 0NL

Holcombe Rogus 2 miles | M5 (J27) 3.5 miles | Wellington 9 miles

A stunning newly built detached property located in a small development, set just outside the village with rural views.

- Five Bedrooms all with En-Suites
- Sitting Room
- Garden & Parking
- Freehold
- Open Plan Kitchen/Dining Room
- Utility and Cloakroom
- Rural Views
- Council Tax G

Guide Price £700,000

SITUATION

Staple Cross/Hockworthy is a delightful hamlet benefiting from a public house, situated close to the Somerset/Devon Border. It lies within 2 miles of the popular village of Holcombe Rogus where a selection of village facilities can be found including primary school and garage. The property is equidistant between the towns of Tiverton and Wellington where an excellent selection of shopping, recreational and scholastic facilities can be found. The property is also within the catchment area for Uffculme School. The motorway is also readily accessible at J27 along with Tiverton Parkway Railway Station providing a regular intercity rail link to London Paddington.

DESCRIPTION

Located in this small development of three barn conversion style properties, this well appointed contemporary home offers well proportion rooms with a light and modern feel. Outside there are gardens to the front and rear and parking. The property has a pleasant aspect with rural views overlooking farmland. Internal inspection is recommended.







ACCOMMODATION

Front door to spacious entrance hall with bespoke staircase to first floor. Open plan kitchen/dining room with a range of wall and base units with work surfaces over and integrated appliances including dishwasher, induction hob, double oven, drinks fridge and large American fridge/freezer. There is also a large island with breakfast bar and pedant lighting over. Doors open to the sitting room which is light and airy with triple aspect taking advantage of the rural views. Off the entrance hall is a useful utility and cloakroom. At the other end of the property are two double bedrooms, both with en-suites and one with doors to garden.

On the first floor is a stunning master suite with French doors and Juliet balcony overlooking the garden and beyond, with dressing area and spacious en-suite. There are two further bedrooms on this floor, both a good size with en-suite shower rooms. All en suites benefit from heated mirrors, large walk in showers, heated towel rails and vanity units along with wash basins and WCs.

OUTSIDE

To the front is a terrace and parking and to the rear and side is a further area of garden, enclosed by fencing and backing onto farmland.

VIEWING

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

SERVICES

Mains electricity, water and drainage, air source heat pump.

DIRECTIONS

From Wellington head in a westerly direction along the A38. After approximately 3 miles passing the Beambridge Inn and at the top of Whiteball Hill turn right signposted Greenham and Holcombe Rogus. Continue along here for approximately half a mile turning left and then right to Holcombe Rogus. Continue through the village passing Holcombe Court and head towards Hockworthy. Follow this lane passing the Church on the right and after approximately half a mile, Staple Cross will be found. Continue through the hamlet towards Hockworthy and the property will be found on the left hand side.

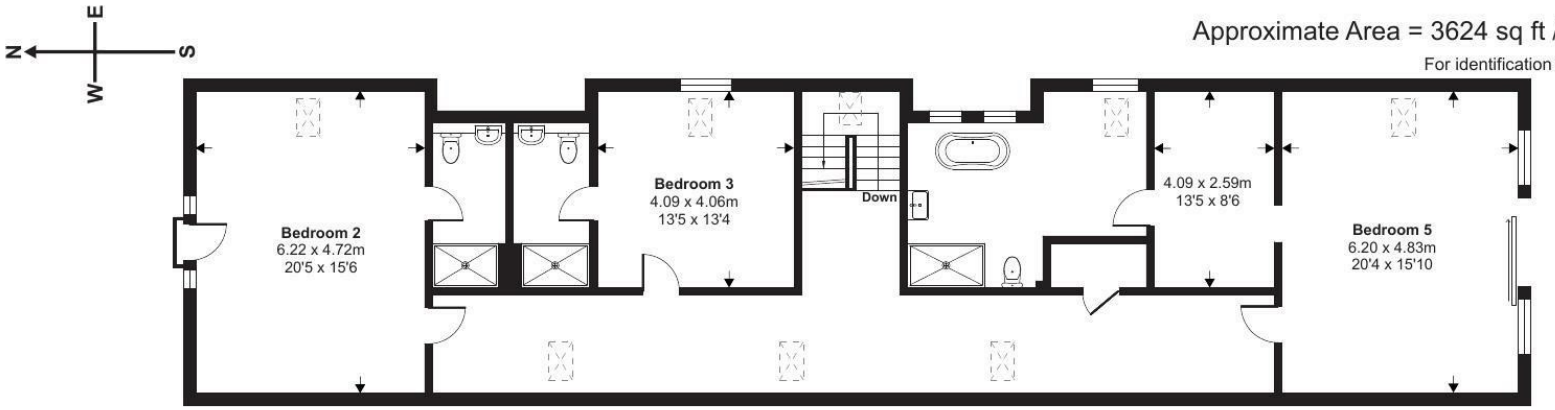




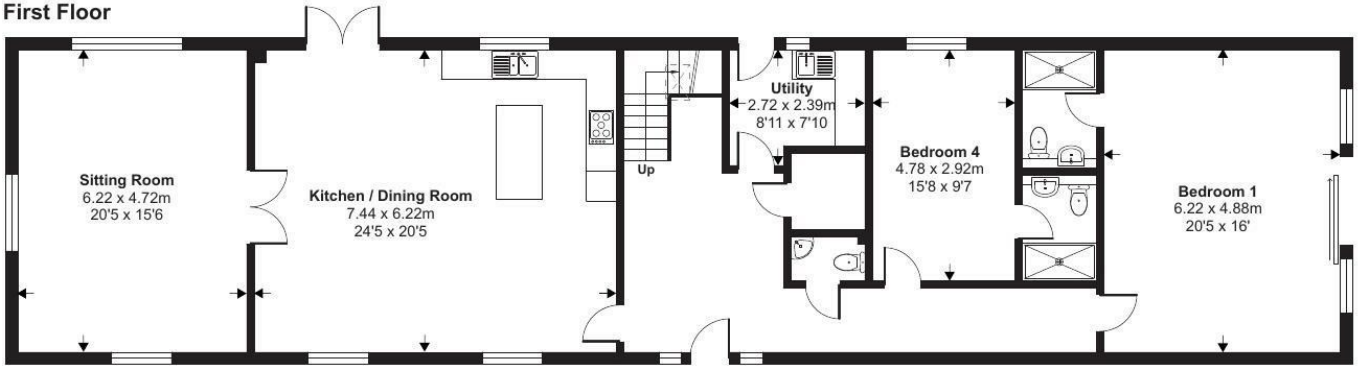


Approximate Area = 3624 sq ft / 336.6 sq m

For identification only - Not to scale



First Floor



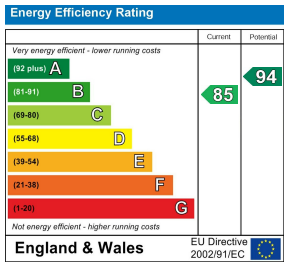
Ground Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1075779

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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