



FORD HOUSE, HOLCOMBE ROGUS, TA21 0QB



FORD HOUSE, HOLCOMBE ROGUS

01884 675 675

Ford House is a stunning Edwardian family home with 5, potentially 6 bedrooms plus separate study room in the sought-after village of Holcombe Rogus.

At a glance

- Substantial Family Home
- Detached
- 2 Reception Rooms
- 5 bedrooms
- Kitchen and Utility
- Office/Bedroom 6
- Pool House
- Established Gardens
- Extends to 3.23 Acre
- Spacious accommodation
- Freehold

Location

Ford House is located in a peaceful, rural location with stunning views across the surrounding countryside, including the Blackdown AONB and Wellington Monument.

The popular community village of Holcombe Rogus lies a mile to the west with a primary school and a church - and soon to be pub and shop. More extensive facilities are available at Wellington, five miles away and Tiverton, an easy seven miles down the Link Road.

The larger town of Taunton and the vibrant, bustling city of Exeter are 12 miles and 22 miles, respectively. The property is well connected, with easy access to both the M5 and mainline railway station at Tiverton Parkway, just a five minute drive away, providing direct services to London Paddington and onwards Exeter.







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This property offers spacious living accommodation finished to a high standard but with the opportunity to put your own stamp on it, detached indoor pool house and 3.23 acres surrounding the property.

Ground floor:

Upon entering the property, you can instantly see that this stunning home has been finished to a very high standard. The entrance hall allows access to the rest of the ground floor with central stairs leading to the first floor. To your right is a spacious, yet cosy feeling Sitting room, with open fire and large bay window overlooking the countryside views. The Dining room offers a great space for entertaining friends and family, with a bay window facing the front aspect keeping the space light. The dining room benefits from original wooden parquet flooring and feature fireplace with mantle, this leads to the newly refurbished Kitchen, with modern tiled limestone flooring, spacious Belfast sink, wall and base units with work surfaces over, the large zinc-topped island provides additional storage, vast counter space and creates a defined space in an open family-friendly concept home. The kitchen has ample space for a Range cooker or other large cooking appliance. The house has recently had new insulation installed along with a new boiler and radiators. An access door to the rear lobby leads to the Utility and Boot room, Cloakroom and WC with hand basin. Following on from the kitchen is a newly fitted bathroom with a walk-in shower, copper bath, WC and hand basin. The downstairs reception room 2 could also be used as a bedroom or playroom and offers views to the garden.

First floor:

5 bedrooms are located on the first floor with family bathroom. Bedrooms 1 and 2 have large bay windows with rural views to the front. The remaining bedrooms all have new double-glazed windows with wooden shutters facing the rear aspect owned field. A freshly updated family bathroom comprises free standing bath, walk-in shower, WC and basin topped vanity table.

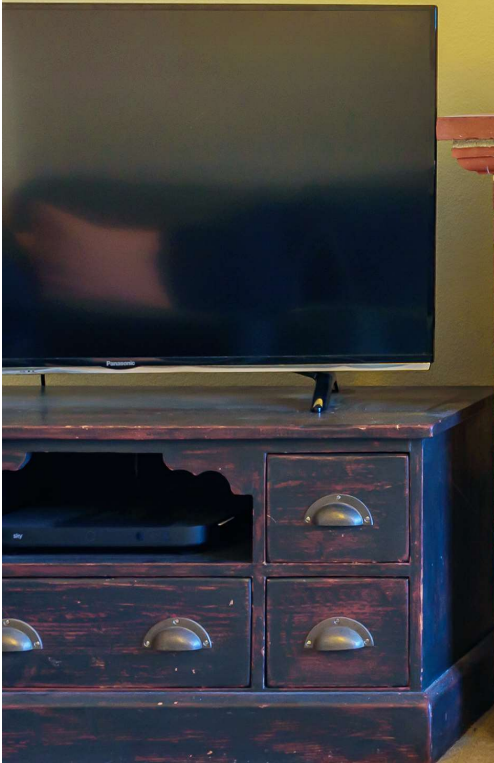
Outside:

The property is located behind a stone wall with iron railings, a well-maintained lawn surrounds the house. The pool house has three sets of French doors leading to the garden, a new air source heat pump is used for heating and the opportunity for 8 solar panels to be installed on the pool house roof, which would supply enough electricity for the whole property. The gardens extend to the rear of the house with further lawned area and steps leading to the adjoining field, as well as a great sized south facing sloped vegetable patch. To the side of the house is a walled parking area with a cobbled courtyard offering space for 3/4 cars. A door leads you directly into the boot room via a side entrance, with further stone stores with potential to be developed.

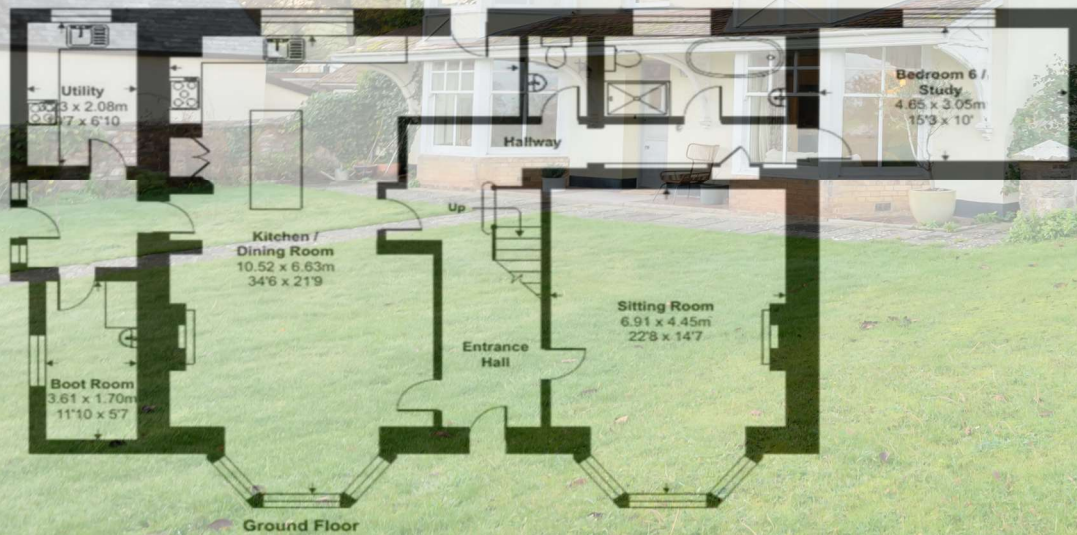
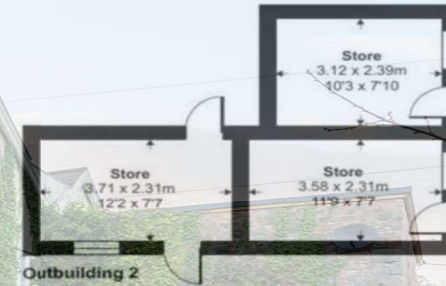
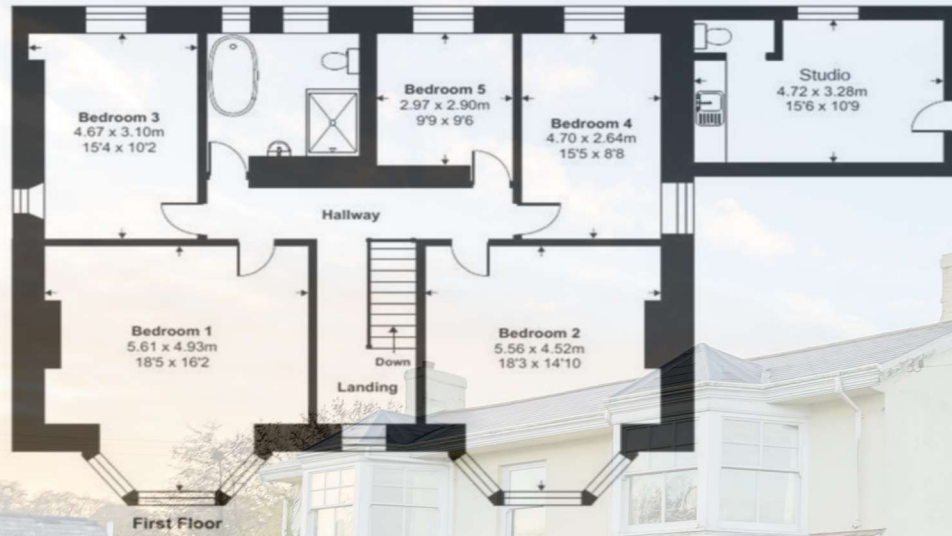
Land - To the rear of the property is an enclosure of gently sloping land interspersed with mature trees. the plot extends to approx. 3.23 acres.

Council tax band: G

Services: Mains water and electricity. Private drainage. Oil boiler.



Approximate Area = 2824 sq ft / 362.3 sq m
 Outbuildings = 1226 sq ft / 113.9 sq m
 Total = 4050 sq ft / 376.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nidecom 2022
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

