

STAGS

Hole Farm Cottage Hockworthy, Hockworthy, Wellington, TA21 0NQ

A beautifully refurbished three bedroom, two bathroom, semi-detached cottage to rent in the heart of the countryside on the Devon/Somerset border.

Wellington 7.6 Miles - Tiverton 10 Miles - Taunton 13.7 Miles

• Highly Energy-Efficient Top-Tier New Dimplex Quantum High-Heat-Retention Systems, and a Fully Optimised EDF Setup • Private Water Included (see Services for details) • Parking for Several Cars Plus a Garage that can be used for Storage. • Idyllic Rural Setting. • Pets Considered (Terms Apply) • Starlink Broadband Included in Rent. • Council Tax Band C. • Deposit £1615. • Available Now. • Tenant Fees Apply.

£1,400 Per Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE
A white painted wooden door opens on to

ENTRANCE PORCH 7'2" x 3'7"
With new wood effect vinyl flooring and mains fuse box. A glazed wooden door opens on to

LIVING ROOM 15'10" x 12'3"
A good sized and light room with new beige carpet, double glazed wooden windows to the side, Dimplex Quantum electric night storage heater, new woodburner and original features.

DINING ROOM 13'7" x 12'4"
A good sized room with new beige carpet, double glazed wooden windows to the front, Rayburn (working) and a Dimplex Quantum electric night storage heater.

KITCHEN 14'10" x 6'0"
Newly refurbished with new fully fitted grey slate effect tile flooring, Dimplex Quantum electric night storage heater, double glazed window to the rear, newly fitted kitchen, with new integrated NEFF oven, new hob, new extractor fan, as well as a new Miele fridge/freezer, new Miele washing machine and white sink unit.

SHOWER ROOM 13'3"x 4'1"
With continuation of flooring from kitchen, double glazed windows to rear and side, new wash basin, new WC, shower cubicle with electric shower, mirror and electric heated towel rail.

STAIRS AND LANDING
Continuation of the beige fitted carpet, double glazed window to the front, loft hatch, and starlink signal box.

BEDROOM ONE 16'5" x 10'4"
DOUBLE with new beige fully fitted carpet, with double glazed wooden windows to the side, integrated wardrobe/storage cupboard, feature fireplace and energy efficient Ascot smart heater.

BATHROOM 7'3" x 5'1"
With wood effect vinyl flooring, new wash basin over new vanity unit, pink acrylic bath, WC, double glazed windows to the rear, Dimplex heater, electric heated towel rail and mirrored medicine cabinet.

BEDROOM THREE 12'2" x 10'11"
DOUBLE with new fully fitted beige carpet, double glazed window to the rear, energy efficient Ascot smart heater and cupboard containing airing shelves and water heater.

BEDROOM TWO 14'6" x 10'0"
DOUBLE with new fully fitted beige carpet, double glazed windows to the front, energy efficient Ascot smart heater, an integrated wardrobe and a feature fireplace.

OUTSIDE
The property is approached by a long, half a mile drive from the main road leading down in to the valley to the property. There is a wooden gate opening on to the yard with enough space for three or four cars. There is also a garage available for the tenants use. From the parking area, steps lean down to the front door, opposite which is a shared garden shed is available for tenants use. To the right hand side is a black metal gate, enclosing a section of the garden. To the rear is a large garden filled with established tress, shrubs and plants.

AGENTS NOTE
It should be noted that the drive leading down to the property is quite steep and it is recommended that any potential tenants have snow tyres on their cars during the winter months.

There is a public footpath and bridleway at the top end of the drive that goes through to the neighbouring fields, with the footpath leading down the drive and across. The paths do not cross directly in front of the house.

The cottage next door is scheduled to have roof repair works completed in the coming months and therefore noise associated with this work is to be expected.

SERVICES
Mains Electric.
Dimplex Quantum high-heat-retention systems, and a fully optimised EDF setup
Oil required for Rayburn (tank is 1200 litres).
Private Water (can be switched easily to mains during a drought if required) included in rent.
Should mains be needed to be used, tenants are responsible for paying for the mains water.
Private Drainage - Septic Tank (Landlord pays and organises emptying it)
Council Tax Band C.
Starlink Broadband included in the rent.
Due to the valley, mobile signal is low amongst all major providers but WiFi calling is available.

SITUATION
The property is situated on the Devon/Somerset border, in the heart of a valley, benefitting from fantastic views of the English countryside. Though rural, the property is a mere 20 minutes from both Wellington and Tiverton, with the M5 junction 27 only a 15 minute drive away. Both Tiverton



and Wellington provide a number of local amenities, including shops, cafes, health care surgeries, leisure and scholastic facilities. Further afield, only 40 minutes away, is the Somerset County Town of Taunton, providing further shopping facilities, supermarkets, schools, leisure and doctors surgery's, including Musgrove Hospital. Both Tiverton and Taunton railways also provide a direct line route to London Paddington.

DIRECTIONS

From Wellington, proceed on the Exeter Rd out of Wellington, taking the second exit at the roundabout on to the A38 towards Tiverton. After 2 miles, turn right at the sign labelled "Ashbrittle, Appley, Holcombe Rogus, Greenham". Follow the road and turn left at the sign "Holcombe Rogus, Westleigh" and continue to follow the signs to Holcombe Rogus. Upon entering Holcombe Rogus, take the first right towards Kytton Barton and follow the road for 1 and a 1/2 miles. Turn right up the hidden entrance and follow the road over the cattle grid and down in to the valley. The property can be found at the bottom.

What3Words: ///camcorder.prongs.lilac

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1400 pcm exclusive of all charges. DEPOSIT: £1615 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.















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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