

Asking Price £400,000



## Hockworthy Lodge Hockworthy, Wellington, TA21 0NW

- Elevated position with rural views
- Sitting/dining room with woodburner
- 2 double bedrooms with countryside views
- Utility room
- Tiverton Parkway/M5 c. 5 miles, Wellington c. 8 miles
- Beautiful cottage gardens with summerhouse
- Kitchen with Rayburn
- Family bathroom and en-suite WC
- Potential to extend stp (lapsed planning permission)

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

---

# Hockworthy Lodge Hockworthy, Wellington TA21

A quintessential country cottage in a picturesque rural village offering beautifully maintained gardens and far reaching views. M5/Tiverton Parkway is just a 15 minute drive.



Council Tax Band: C



Quietly situated in the picturesque village of Hockworthy, The Lodge is a beautifully presented detached cottage offering the perfect blend of character, comfort, and countryside living. Set in an elevated position next to the village church, this delightful home enjoys far-reaching rural views and private, well-established gardens that offer peace and privacy. The property is located just 0.75 miles from Staple Cross with its traditional public house and close to Holcombe Rogus, which provides a range of village amenities including a primary school, garage, church, and pub. The nearby town of Wellington (c. 8 miles) offers a wide array of shopping, schooling, and recreational facilities. For commuters, the M5 (J27) and Tiverton Parkway railway station is just a 15 minute drive, providing swift access to Exeter, Taunton, and beyond.

Inside, the ground floor comprises a spacious sitting/dining room complete with a brick inglenook fireplace with a woodburning stove, there are two windows with window seats and window shutters, and a front door to a covered porch. The kitchen is beautifully fitted with a range of modern units and appliances including an oil-fired Rayburn, induction hob and dishwasher. Two Velux windows let in plenty of light and doors open to the front and side. Also on the ground floor is a utility room with fitted cupboards, space for a washing machine and doors leads out to the rear of the property. Adjoining the utility room is the family bathroom with a white suite including a bath with electric shower over. Upstairs, the property offers two generous double bedrooms, one with an en-suite WC and both enjoying stunning views over the surrounding countryside.

The gardens at Hockworthy Lodge are a real feature,

beautifully maintained and landscaped in a classic cottage style, with raised vegetable beds and a variety of mature trees and fruit trees including apple, pear and damson as well as many shrubs and flowering plants including some beautiful roses. Outdoor living is well-catered for with a summerhouse (with adjoining shed) and an elevated seating area perfectly positioned to enjoy the surrounding views. In addition, to the rear of the property, there is a raised decked area accessed by steps.

There is potential to extend the property, subject to the renewal of planning permission that was granted in 2017. Further details can be found on the Mid Devon Council planning website under reference 17/02025.

Services: Mains electricity and water connected. Septic tank drainage. Heating and hot water provided by the oil-fired Rayburn.

Tenure: Freehold.

Council Tax: Band C.

Local Authority: Mid Devon District Council.

Please see the floor plan for full details of the layout and dimensions of the accommodation.

## Directions

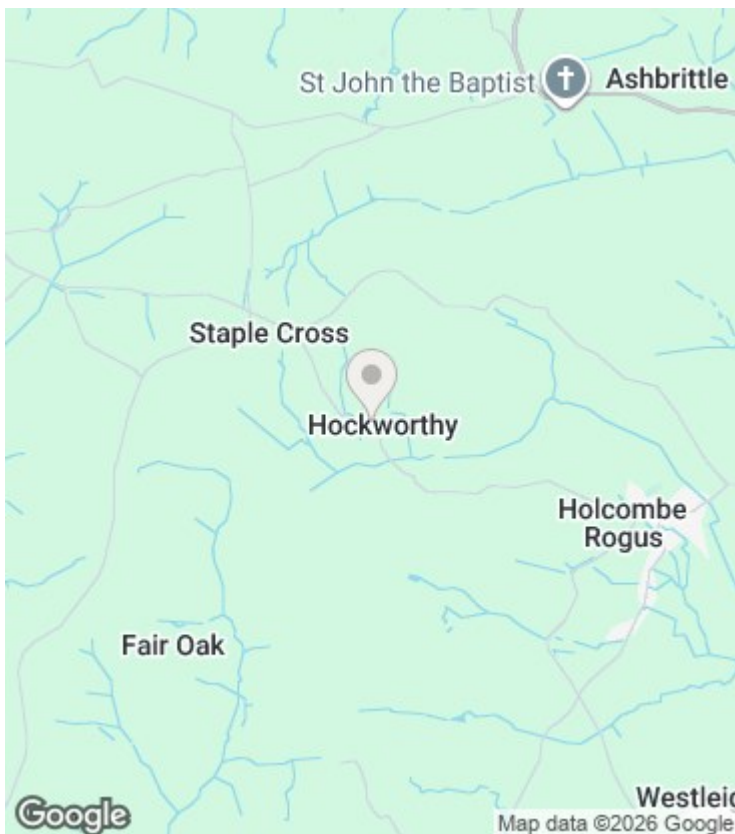
From junction 27 of the M5 motorway, exit the roundabout onto the A361, following signs to Tiverton. Take the first exit signposted Sampford Peverell and Halberton. At the top of the slip road, at the roundabout take the second exit. Continue straight across the next roundabout towards Holcombe Rogus and Hockworthy. Continue along this road for approximately 2 miles to Holcombe Rogus. On entering the village, continue along South Street and then turn left onto Fore Street. Follow the road around past the church and continue along Black Lane for 1.3 miles. Upon reaching Hockworthy, the property will be found on the right.

## Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

## EPC Rating:

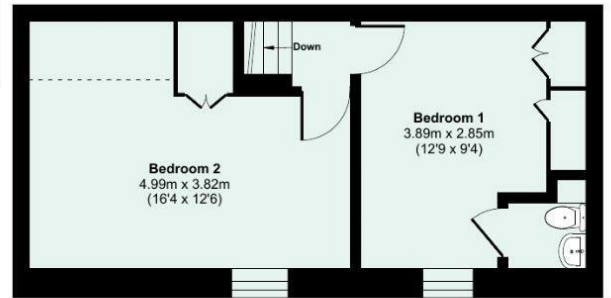
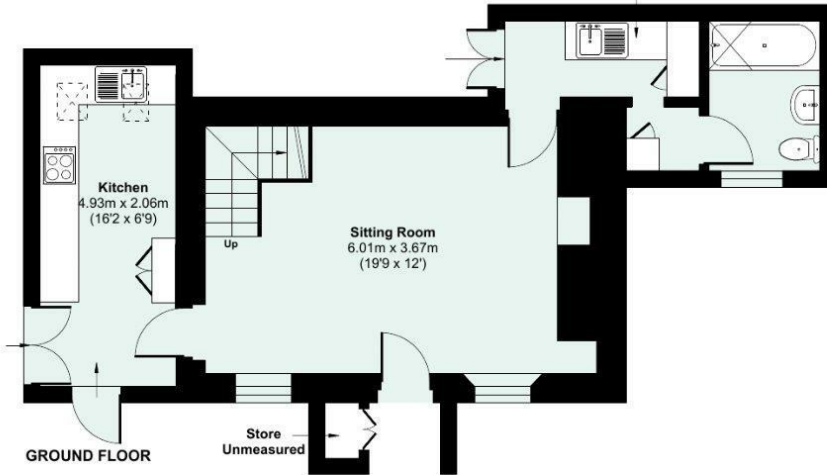
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Approximate Area = 811 sq ft / 75.3 sq m (excludes store)  
Limited Use Area(s) = 22 sq ft / 2 sq m  
Total = 833 sq ft / 77.3 sq m  
For identification only - Not to scale

Utility  
2.89m x 2.30m  
(9'6" x 7'7")



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1299721



[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.