



THE OLD FORGE

New Street, Chulmleigh, EX18 7BZ

Guide Price ~ £375,000

- A Grade II Listed, Mid-Terraced House
- Situated on the edge of the Golf Course
- Two Double Bedrooms
- Two Reception Rooms



THE KEENOR ESTATE AGENT



SITUATION Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a butcher, bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and a community run Sports Centre and a short 18 hole golfcourse. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

DESCRIPTION The Old Forge is a charming Grade II listed, mid terrace town house situated in a prime location within Chulmleigh overlooking the golf course but still a short walk from the centre of the towns shops and facilities. The house was converted, renovated and substantially extended in 2003 and 2004, the original element of the house being pre Victorian, of traditional stone with a small amount of cob construction under a slate tiled roof, with rendered & colour washed elevations and with its original sash windows (NOTE: fitted with sympathetic and discreet secondary double glazing), whilst the high, single-storey extension at the rear is of modern cavity block construction under a slate tiled roof, again with rendered and colour washed elevations and with double-glazed windows and doors. Internally the beautifully presented accommodation is arranged over two floors and briefly comprises a Sitting Room, an Inner Hall, a Cloakroom, a Kitchen/Dining Room, and a Garden Room, whilst on the first floor there are two large double bedrooms and a Bathroom. The Old Forge benefits from all the character and charm one would expect from a property of this style and period including beautifully proportioned rooms, attractive multi-pane sash windows to the front allowing good natural light, and a Victorian style fireplace in the Sitting Room with painted wooden surround and mantle, whilst modern additions include oil fired central heating and attractive Kitchen and Bathroom suites. Outside and to the rear of the property is a most attractive paved

Courtyard Garden which has been beautifully landscaped and adjoins the Golf Course on one side, thus providing lovely views that extend to the Taw Valley in the distance. The Garden can also be accessed from the Dining/Garden Room, and creates a super location for summer entertaining and for pots and tubs. The Old Forge also benefits from its own off-road parking area.

ENTRANCE From The Green, a panelled Storm Porch gives way to the half glazed Front Door (not currently in use, as Vendors use the Back Door into the Kitchen) which opens to the

SITTING ROOM A lovely room, set at the front of the house with the Front Door and a traditional sash window at the front, both of which give pretty views over The Green and allow good, natural light. On the far side is an ornamental fireplace with a slate hearth with a painted surround & mantel over and a point for an electric fire. The Sitting Room also has a TV/radio point and two radiators. In one corner, a door opens to a walk-in Understairs Storage Cupboard which is fitted with a useful range of shelving whilst, in the opposite corner, a door opens to the

INNER HALL A spacious split-level Hall with stairs on one side leading up to the First Floor and two central stairs with a handrail on one side leading down to the lower area. This area of the Hall has a door to the Cloakroom and a sliding, fully glazed multi-pane door to the Kitchen/Breakfast Room. There is also ample coat-hanging space, a built-in display cabinet/bookshelf, a radiator on one side and a hatch to the single storey element of roof space. The lower area of hall is finished with a most attractive quarry tiled floor which continues through into both the Cloakroom and the Kitchen/Breakfast Room.

CLOAKROOM A useful addition to the Ground Floor being fitted with a white, low level WC and a matching pedestal wash hand basin with tiled splashbacks. At the far end is a double-glazed obscure glass window with a tiled display sill, and the Cloakroom houses the over-head electric fuse box.

KITCHEN/DINING ROOM A lovely room with an exceptionally high ceiling, sloping at the sides, with one side having two inset Velux windows, all of which create a super feeling of light and space. On the opposite side is a triple double-glazed window and the half glazed Back Door, again allowing good, natural light. At one end of the Kitchen/Breakfast Room is the Royal Blue oil-fired 'Rayburn' which heats the room, is for cooking and provides the

domestic hot water and central heating when alight. The Kitchen is fitted on two sides with a range of shaker style wall cupboards and floor units, the floor units incorporating & including a double bowl single drainer stainless steel sink unit with mixer tap; space & plumbing for a washing machine and a dishwasher; a range of drawers, an inset 2-ring halogen hob; and further drawers and cupboards, all set below a roll top work surface with most attractive tiled splashbacks. The wall cupboards comprise two double glass fronted display cabinets with glass shelves and one with concealed under-lights, and a further single cupboard. The Kitchen/Breakfast Room has a telephone point, and is again finished with the super 'terracotta' style quarry tiled floor. At the far end, fully glazed multi-pane double doors open to two slate steps which lead down into the

GARDEN ROOM A really lovely room and a super addition to the Ground Floor accommodation, this room is three-quarter glazed with double glazed windows and French Doors on two and a half sides, which afford super natural light and lovely views over the Patio Garden and directly onto the Golf Course beyond. The Dining/Garden Room again has a high ceiling with a hatch to the roof space and, on one side, an ornamental brick fireplace with slate display niches, which apparently is sited where the 'old forge' fire used to be! This room has a radiator on one side and is finished with a light-oak effect laminate wood floor and carpeted on top.

FIRST FLOOR LANDING Returning to the Inner Hall stairs with a hand-rail on one side lead up to the First Floor Landing which is light and airy and has a traditional sash window at the rear which allows good natural light and affords glimpses over the Golf Course. Doors open off to Bedrooms 1 and 2, and the Bathroom, there is a hatch to the insulated Roof Space which is double insulated ((NOTE: the attic is fitted with an access ladder and has been mostly boarded for storage) and narrow double doors open to the airing Cupboard which houses the factory lagged hot water cylinder with an electric immersion heater and temperature controls, and also the central heating pump and pipes, with a deep range of slatted shelving over and the thermostat outside on the landing itself.

BEDROOM 1 A large double Bedroom set at the front of the house with a traditional sash window at the front enjoying views over The Green to the Churchyard on the other side of New Street, with a deep display sill below which continues into a display ledge crossing the full width of the front of the room, and below which is a radiator. On the opposite side of the room, a door opens to a Walk-In Wardrobe which is fitted with clothes hanging rails on one side and a range of shelving on the other.



BEDROOM 2 Another light, airy and spacious room with a traditional sash window at the front enjoying views over The Green to the Churchyard on the other side of New Street, again with a deep display sill and ledge crossing the full width of the front, with a radiator. On the opposite side is a recessed Double Wardrobe which is fitted with a clothes hanging rail and a range of shelving, and has a further cupboard over.

BATHROOM A good sized Bathroom fitted with a matching white suite comprising a fully tiled walk-in shower cubicle housing a 'Mira' electric power shower at one end, with glazed shower screen to one side; a pedestal wash hand basin also with tiled splashbacks; and a low level WC. The Bathroom has a large traditional sash window at the rear which again allows good, natural light and enjoys glimpses of the Golf Course, with a display sill and display ledge below. There is a radiator on one side, a ceiling extractor unit and the Bathroom is finished with a practical linoleum floor.

OUTSIDE From New Street, a private drive (shared) leads across, turns under the arch, leads past the Back Door into the Kitchen/Breakfast Room and on to the Parking Area at the far end. At the Back Door, a path leads along the side, passing an outside light and an outside tap, to a high inset pedestrian gate which opens to a path leading around to the pretty Patio Garden at the far end of the house, bordered by a high screening panel fence. The Patio Garden lies at the far end of the Dining/Garden Room, is fully paved and bordered on two sides by the high panel fencing, creating a high degree of seclusion and privacy. On one side is a low palisade fence where the Patio Garden adjoins the Golf Course and the oil tank. The Garden has been beautifully landscaped and planted, and creates a delightful sunny, sitting and outdoor entertaining area during the summer months.

SERVICES Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



FLOORPLAN TO FOLLOW

EPC TO FOLLOW

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

North Devon District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666

E: enquiries@keenors.co.uk

W: www.keenors.co.uk

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