



Forge Cottage, Sampford Courtenay, EX20 2SX

Offers Over £399,950

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Forge Cottage

Sampford Courtenay, Okehampton

- Handsome Grade II Listed Detached Cottage
- Character features dating back to 1650
- Four bedrooms and a ground floor en-suite
- Spacious living and dining areas
- Private rear garden, off-road parking for two cars
- Upstairs shower room
- Oil fired central heating via combi-boiler
- Handy store to the side
- Scope to extend to the side (STP)
- Walking distance to a foody pub

Forge Cottage is a handsome Grade II Listed detached cottage, found in the heart of the peaceful village of Sampford Courtenay, just a short walk from its pretty St Andrew Church and The New Inn thatched pub and restaurant. The owner lives here as his main residence, but it was previously a successful holiday home for many years.



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The accommodation offers many character features dating right back to the 1650's with exposed beams, floorboards and a particularly rare window seat! The spacious living area has a recently installed electric coal-effect heater, but the owner has retained the fireplace and lined chimney (now extended to the 1.8m required) if a wood-burning stove was desired again in the future. There is an opening through to a sizeable dining area and a door through to the kitchen with befitting wooden units and tops, a Belfast sink and an integrated oven and hob. The fourth bedroom is found on the ground floor and has an en-suite bathroom. Upstairs we have three bedrooms, served by a shower room. There is oil-fired central heating throughout provided by an outside combi-boiler.

Outside: To the side is an attached store with front and rear access. This forms part of a single storey extension and so could offer potential to extend the living accommodation if required (subject to permissions). To the front is off road parking for two vehicles, with other unallocated parking available less than a minute's walk away. The rear garden is private with the main level area to the top offering a pleasant outlook, a level lawn, workshop shed and a summer house. Steps down lead to a further lawned garden area with mature hedging. The garden can be accessed from the rear porch, or via the pedestrian gate at the bottom.



Please see the floorplan for room sizes (due to the age, the sizes and layout are a guide only)

Current Council Tax: D (£2,230pa)

Utilities: Mains electric, water and telephone

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: Grade II Listed

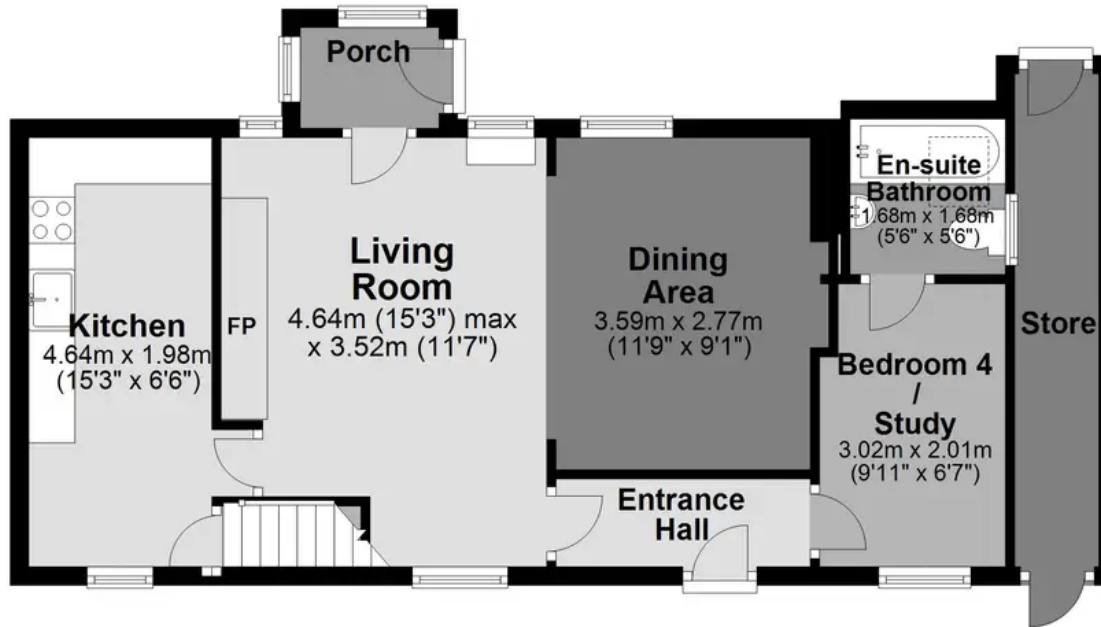
Tenure: Freehold

DIRECTIONS: For Sat-Nav use EX20 2SX – Forge Cottage is the first property on your left as you turn into Chapple Lane.

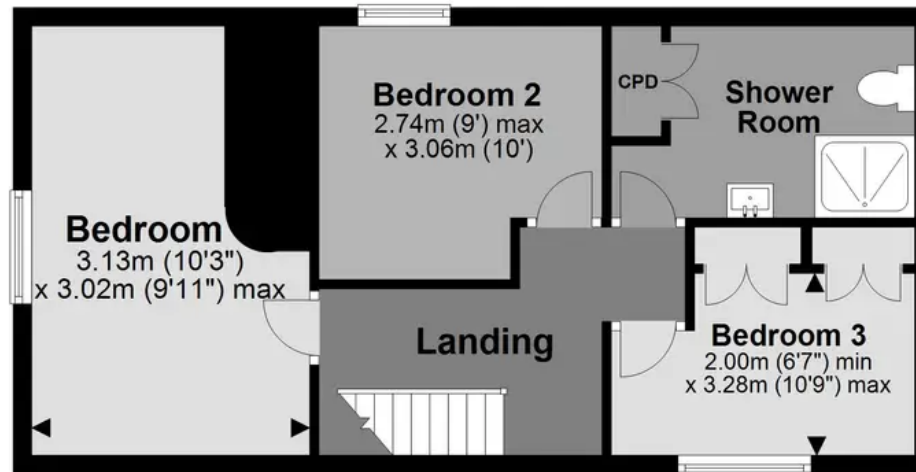
What3Words: ///grafted.shrub.pictured



Ground Floor



First Floor





Helmores

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