



The Forge, Stockleigh Pomeroy

Offers Over £425,000

HELMORES
SINCE 1699

The Forge

Stockleigh Pomeroy, Crediton, EX17 4AU

- Grade II listed character cottage
- Walled gardens
- Garage
- Opportunity to improve
- Large cob shed
- Adjoining forge
- Stunning views
- Beautiful village location
- Just 7 miles to Exeter

The opportunity of acquiring a piece of Devon history rarely presents itself at this price level, with scope to upgrade and improve the 1/3 acre property, its outbuildings and gardens. This beautiful grade II listed village home dating back to the mid-1700's is available on the open market for the first time in 50 years and presents an opportunity not to be missed.

Set in the small picturesque village of Stockleigh Pomeroy - well situated just 7 miles to Exeter with wonderful views over rolling hills - The Forge is a unique and special property ready for its new custodians. The front of the house faces east out onto a pretty walled flower garden that catches the morning sun and attracts the local fauna.





On entry, to one side is the lounge with chamfered oak cross beam, book shelves, and an open fireplace, which looks out over the garden and also south to a charming view of pasture and woods. The dining room is on the other side of the stairway, also with original oak crossbeam, along with character fitted storage and a window seat. The kitchen has an array of units and would benefit from modernisation but is fully functioning, there is a pantry to the side and a downstairs bathroom with a white suite and walk-in bath.

Upstairs are two large double bedrooms both overlooking the garden with wide oak floorboards, the larger of the two bedrooms has a built-in sink, airing cupboard and steps down to an ensuite added in the 1970s with a shower and WC, and access to a standing room attic. There is a large landing space that could be utilised as a study or easily turned into a further bedroom (subject to permissions). The windows are single glazed hardwood, various upgrades were implemented in 2019 including a new oil boiler, new oil tank, new water tank, central heating, and a complete electrical re-wire.

To the rear of the house is the Old Forge, constructed of cob and stone, largely untouched since the 1800's, the floor is cobbled and you can still make out the circular area where the forge once sat. A standing room loft with the original exposed joists and rafters can be accessed via a ladder. This space has a wealth of opportunity to restore, convert to integrate with the main house (subject to permissions) or just to use as a store or workshop.

Outside the gardens are truly a gem, the main garden is walled and offers a private and peaceful space to enjoy. To one side of the front garden is a brick and wood potting shed with paths leading to the top of the lawn stepping down into a covered stone-floor veranda and into a large open cob barn with double door access out to the road, a magical space for outdoor dining.



On the other the side of the house there is another large lawn and beds which originally formed the kitchen vegetable garden with apple tree, along with a shed and garage with access to the westerly road side.

Just a couple of minutes drive away is Thornes Farm Shop & Cafe, and the village of Cheriton Fitzpaine with the popular and renowned pub The Ring of Bells. Raddon Top is an invigorating walk up from the village, the highest point has spectacular 360 views over the mid Devon countryside all the way to Dartmoor.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £2,838.01

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Private Drainage

Heating: Oil fired central heating

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold

STOCKLEIGH POMEROY is a small village in Mid Devon approx. 4 miles from Crediton and 8 miles from Tiverton. The larger village of Cheriton Fitzpaine is approx. 2 miles away with an excellent farm shop, community shop, primary school and 2 pubs.

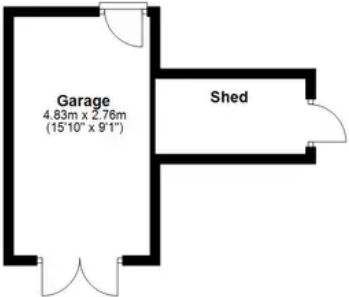
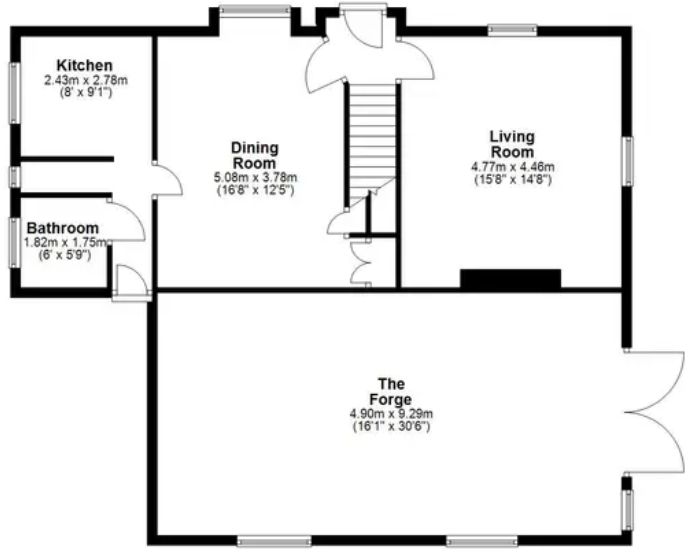
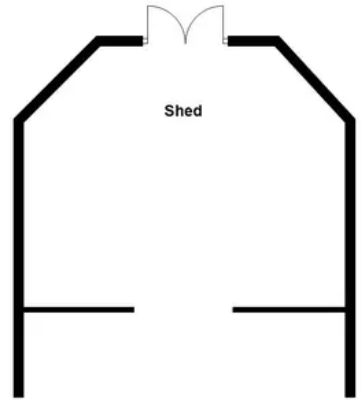
DIRECTIONS

From Crediton take the A3072 towards Tiverton, after approximately 4 miles, take a right turn signposted to Stockleigh Pomeroy, The Forge will be the first property on the left.

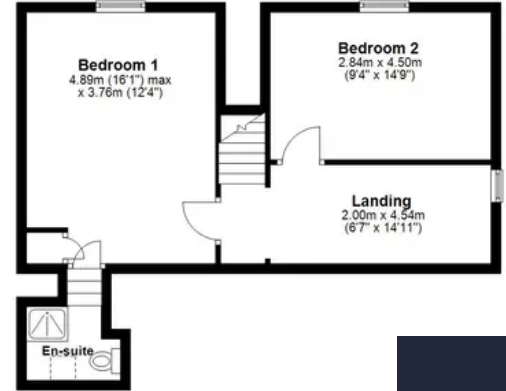
What3Words: [///earplugs.duplicity.instructs](https://www.what3words.com/earplugs.duplicity.instructs)



Ground Floor
 Approx. 177.7 sq. metres (1913.0 sq. feet)



First Floor
 Approx. 48.9 sq. metres (525.8 sq. feet)



Total area: approx. 226.6 sq. metres (2438.8 sq. feet)





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