

Forge Cottage Broadwoodkelly, Winkleigh, Devon, EX19 8EH



Price guide £375,000

Property Description

*****NO CHAIN!!*****

A fantastic opportunity to purchase this beautifully presented, four bedroom character cottage situated in an idyllic & peaceful setting with stunning countryside and Dartmoor views.

Forge Cottage is situated in a small hamlet on the edge of the popular village of Broadwoodkelly, surrounded by **National Trust owned land** on quiet no-through lane with bridleway. Once a working forge that belonged to Brixton Barton farmhouse, the former barn has been sympathetically converted retaining feature beams and exposed stonework.

On entering the cottage, it just keeps opening- up and gives spacious accommodation consisting of a Master bedroom with en-suite wet-room, and a further three good size double bedrooms all with views over the countryside to Dartmoor. These are serviced by a family bathroom. On the ground floor there is a fully fitted, modern farmhouse style kitchen, separate utility and w.c. There is a dual aspect lounge with stone fireplace and French doors. Whilst outside there is a pretty seating area and well stocked garden with shed and separate private parking for up to four cars. To the rear there is a sheltered courtyard area with shed and seating. The property has double glazing throughout, fitted carpets, Economy 7 night storage heating and good broadband.



Situation

Broadwoodkelly is a thriving happy community with a church, local farm shop and Village Hall where social activities regularly take place. www.broadwoodkelly.org.uk. The village of Winkleigh is a seven minute drive, with two pubs, good local shops, sports clubs, school, doctors and vets. Dartmoor is a twenty-five minute drive as is the town of Okehampton with buses servicing twice weekly. Exmoor and the North Devon coastline is a forty-five min drive. Eggesford train station is 6 miles away direct links to Exeter and London beyond.

Entrance Porch 1.50m x 1.25m (4'11" x 4'1")

A solid wood external door leads to a dual aspect, light contained porch/boot room with a slate floor and internal glazed door to;

Entrance Hall 1.97m x 1.25m (6'5" x 4'1")

With stairs leading to the first floor and corridor linking the kitchen and lounge.

Lounge 5.26m x 5.12m (17'3" x 16'9")

A characterful beamed room. Spacious, light and airy with dual aspect and French doors. Large stone fireplace with Villager coal effect gas fire. TV points.

Kitchen/Dining Room 4.89m x 4.14m (16'0" x 13'6")

A dual aspect, comprehensive modern farmhouse style kitchen, complete with range cooker, integrated dishwasher, fridge/freezer, Butler sink and solid oak worktop. Space for a large table and comfortable seating area. Tiled floor with underfloor heating. Door to;

Utility Room 3.96m x 2.54m (at widest point) (12'11" x 8'3" (at widest point))

A fully fitted room which maximises space and storage with plumbing for washing machine. Space for dryer and additional freezer. Stainless steel sink. Tiled flooring. New unvented water heater. Door to outside courtyard.

W.C

Separate cloakroom with wc, corner basin, tiled walls and floor, obscured glass double glazed window.

First Floor Landing

Stairs from hallway to first floor landing with Velux window. Natural stone wall entire length of the corridor leading to bedrooms and bathroom.

Master Bedroom 4.88m x 4.04m (16'0" x 13'3")

Light, spacious King size bedroom with vaulted beamed ceiling. Overhead storage. Window with views. Velux window. TV point. Door to;

En-Suite Wet Room 2.42m x 1.25m (7'11" x 4'1")

Modern, light en-suite wet room with Mira shower, heated towel rail, wc, basin and storage. Shaver point, window.

Bedroom Two 3.88m x 2.90m (12'8" x 9'6")

Generous King size double room with Dartmoor views and beams, fitted wardrobe and shelving. Loft hatch. TV point.

Bedroom Three 3.37m x 2.61m (11'0" x 8'6")

Good sized double with ceiling beam, feature stone wall, built-in airing cupboard views to Dartmoor. TV and telephone points.

Bedroom Four 3.96m x 2.59m (12'11" x 8'5")

Characterful bedroom with Dartmoor view, Telephone points. Built in wardrobe and storage.

Bathroom

A good size bathroom with panelled bath and shower over. Basin and w.c. Heated towel rail, storage, electric shaving point, Dimplex heater. Privacy glass window shed natural light.

Garden

Directly outside the cottage is a small patio area with seating, well planted and ideal for catching the afternoon sun. Timber built bin store with slate roof.

Across the single-track lane is a gravelled parking area for up to four cars and a good size shed.

Adjacent to is a fenced and gated enclosed well stocked garden and lawn area.

Rear Courtyard

Private seating area. shed and area for growing plants in containers.

To Conclude

Forge Cottage is a great retreat where you can blend with the local community or be private. It is a lovely, spacious welcoming home with a manageable garden with plenty of outdoor space around for walking, cycling, riding, or walking the dog.

We would highly recommend a viewing.

Services

Mains Water

Private Drainage (bio-tank). Running costs shared between neighbouring property's

Mains Electricity

Council Tax Band 'C'

Tenure

Freehold

Agents Note:

The Agent notes that neither wide angle lenses or photo editing were used in the production of these details.

The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.



Viewing

To make an appointment to view this property please contact Howes Estates on 01837 83393

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Referral Fees

Howes Estates offer a mortgage referral service to either The Mortgage Advise Bureau or Mortgages with Joy. The average referral fee paid to Howes Estates is £250.





Directions

From Winkleigh take the A3124 heading towards North Tawton. Take the second right signposted Broadwoodkelly and follow the road and go through the village, bearing right and then left and follow the road down the hill and up the other side. Turn Right at the sign post for Brixton Barton and then left at the 'no through road' sign. The property will come up on the right.



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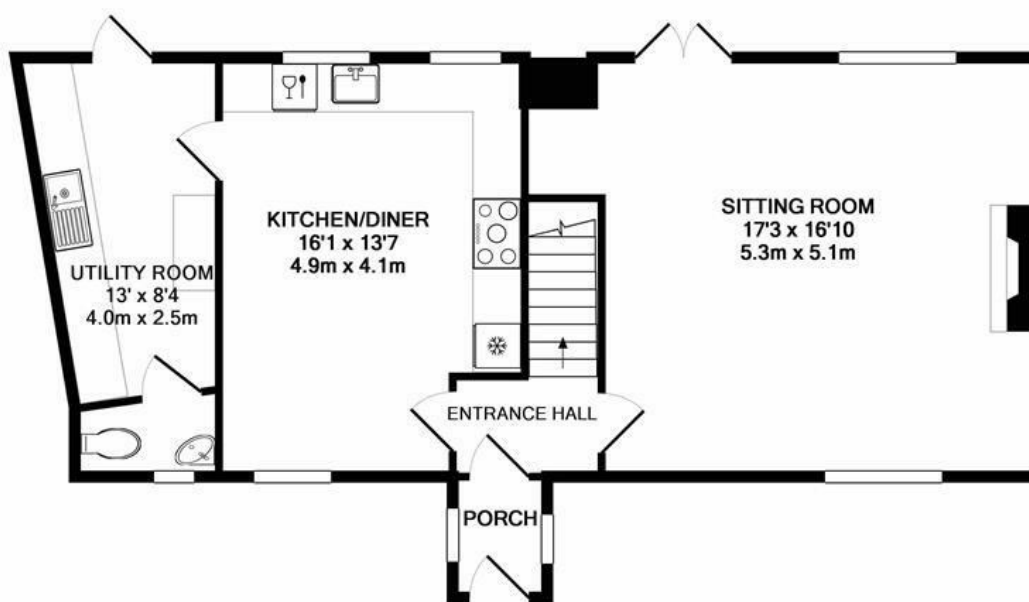
5 The Square

EX22 6DL

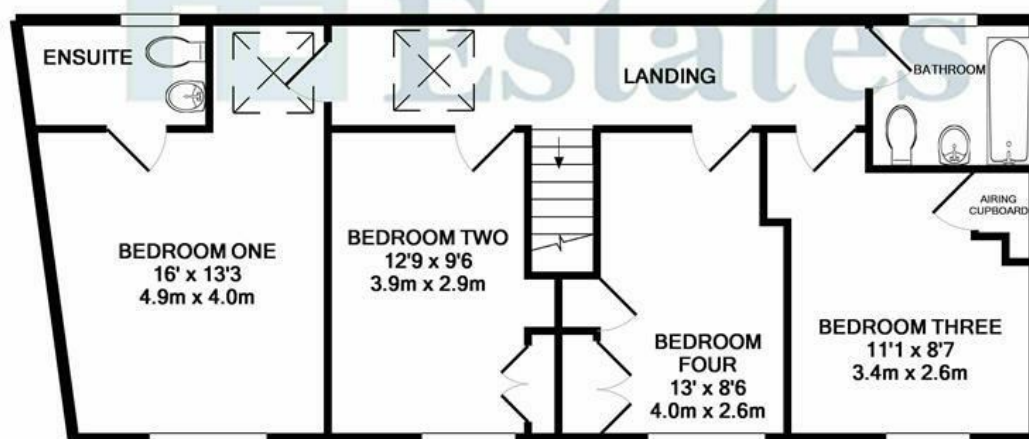
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GROUND FLOOR
APPROX. FLOOR
AREA 708 SQ.FT.
(65.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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