



The Old Forge Littleham, Devon, EX39 5HN

Guide Price £675,000

- Character Features Throughout
- Double Garage
- Utility Room
- 4/5 Bedrooms
- Viewing Highly Recommended
- Large Garden
- Well Presented Throughout
- Workshops
- Stunning Countryside Views
- No Ongoing Chain!

The Old Forge, Littleham

The Old Forge is a charming 4/5 bedroom detached property set within a generous plot and backing onto open countryside with far reaching rural countryside views. The property is a converted former forge and has retained much of its original character features throughout, with a seamless modern touch. The ground floor briefly comprises of an impressive family lounge, separate dining room or additional reception room, a farmhouse style kitchen, separate utility room, shower room and a versatile fifth bedroom/annexe/reception room. The first floor has three good sized double bedrooms, a single fourth bedroom and family bathroom. We highly recommend internal viewing to really appreciate what this property has to offer. Available with no ongoing chain.



Council Tax Band: E



Ground Floor

Porch

Welcomes you into the home.

Lounge

24'3" x 14'11"

The lounge is the heart of the home which is bursting with charm and character, including an exposed brick fireplace with log burner inset, a dual aspect benefitting from double doors opening out onto the rear of the property.

Dining Room

13'8" x 12'11"

An ideal dining room found just off the kitchen, with a stone fireplace with feature fireplace inset.

Kitchen

19'4" x 8'3"

Fitted with matching farmhouse style hand and eye level units, with an electric Rangemaster double oven, butlers sink, dishwasher and a feature Aga. Also with the addition of a breakfast bar which is perfect for informal dining.

Utility Room

10'11" x 7'3"

Fitted with hand level units and provides space for a large fridge/freezer, under counter plumbing for a washing machine and a sink with drainer. With access out into the rear garden.

Shower Room

6'3" x 6'1"

A stylish shower room, comprising of a large walk in shower, low level WC, wash hand basin with vanity unit below and heated towel rail.

Annexe/Bedroom Five

21'4" x 12'2"

The current owners utilise this room as an additional reception room for dining, however it has been used as an annexe/bedroom five previously, therefore a versatile room to suit any prospective buyer. With exposed beams and a log burner, this room is also bursting with character features.

First Floor

Master Bedroom

23'4" x 11'9" (narrowing to 11'3")

Recently renovated bedroom to create an impressive master suite, with a Juliet balcony with a glass balustrade overlooking the delightful garden. This room has recently been changed from two rooms into one, and the current owners are happy to put back into two rooms if this is more suited to a prospective buyer.

Bathroom

9'10" x 5'11"

Comprising of a whirlpool bath with mixer taps and a shower over, low level WC, wash hand basin and heated towel rail.

Bedroom Two

11'9" x 9'10"

A further good sized double bedroom with handy built in wardrobes.

Bedroom Three

11'1" x 10'9"

A double bedroom overlooking the garden.

Bedroom Four

9'1" x 8'6"

A single bedroom at the front of the property.

Outside

For a property within the heart of a village, its enclosed rear garden is completely unexpected and must be seen to be appreciated. Measuring approximately 0.3 of an acre, the gardens have been immaculately maintained, with the added benefit of backing onto open countryside, to take in the wealth of wildlife. The gardens have been laid to a mixture of lawns and seatings areas, that allow you to follow the sun throughout the day. The private gardens are enclosed by a mixture of natural hedgerows and stone walling, and offer the perfect place to while away a sunny afternoon.

Double Garage

30'5" x 9'2"

A double garage in length, with light, power and water, with double doors to the front and access from the rear.

Workshop

14'7" x 9'8"

A handy workshop with storage above, benefiting from light and power.

Shed/Logstore

20'11" x 5'5"

A further shed which is currently used as a log store.

Services

Mains water, mains drainage, mains electricity and oil fired central heating.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Agents Note

Please note a member of staff from Morris and Bott is connected to the owners of this property.

Directions

From Bideford Quay proceed out to the town towards the link road. At the Heywood Road roundabout take the first exit onto the A39 towards Bude. Stay on this road until you reach the next roundabout, and take the first exit signposted for Bideford. Immediately take the next right hand turning signposted towards Littleham. Follow this road until you reach the village. Continue into the heart of the village and just before the Crealock Arms sign/ bus stop you will come to a cross roads and the property can be found on your left.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR



GROUND FLOOR

