



# The Forge

Cheriton Bishop, Exeter EX6 6JQ

RENDELLS



# The Forge

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Asking Price £650,000

**A versatile five bedroom character house with a secluded garden, parking and garage in this sought after village close to Dartmoor National Park. Currently used as a Three bedroom main house with a Two bedroom annexe.**

## Situation:

The Forge is situated in the village of Cheriton Bishop, one of Mid Devon's picturesque villages, surrounded by open countryside yet remarkably conveniently located for ease of access to most of the county and other parts of the country. It is situated just off the A30 trunk road giving fast dual carriageway access to Exeter (10 miles), the M5 motorway and Exeter airport to the east, and Dartmoor, Okehampton and Cornwall to the west. There is a thriving village community and an historic parish church. There is an inn, a well thought of primary school, doctor's surgery, village hall and a comprehensively stocked post office/stores. The village is not large and so a walk north or south along lanes brings you to footpaths and bridleways in the open countryside. A little further afield there is the attractive area around Fingle Bridge and the Teign Gorge with the open country of high Dartmoor just a short drive to the west.

## Description

The property has been much improved by the current owners, including both modern extensions and the retention of many of the character features that you would expect in a property of this age. There are a wealth of exposed ceiling timbers, a large historic fireplace with wood burner, oil fired Aga and other character features whilst being double glazed throughout and benefiting from PV solar panels.

Internally it can either be used a single five bedroom dwelling with useful additional kitchen or alternatively works just as well as a three bedroom main cottage with a two bedroom annexe that can be closed off and which has its own rear entrance.

## Accommodation:

The main cottage is accessed via the Kitchen/Diner offering a bright room with vaulted ceiling and timbers, exposed brickwork and wood floors all overlooking the attractive garden. The kitchen area offers an oil fired Aga, large butlers sink, and space for appliances and leads through to the Dining Room/Hall which also overlooks the garden and provides access to the Annexe, Utility Room, the comfortable Sitting Room with its large fireplace and wood burner, Bedroom Three (which has previously been used an office/study) and the stairs up to the first floor where the characterful main bedroom offers vaulted ceilings and exposed timbers at every turn. The bathroom is quirky with a roll top bath with clawed feet, further beams, shower, sink and WC and provides access to Bedroom Two.

The Annexe has a connecting door into the main cottage but can be accessed through its own external door from the garden and offers a warm and comfortable Sitting Room with wood burner, a ground floor bathroom suite and a good sized Kitchen/Diner. To the first floor are two good sized double bedrooms (the larger of which also incorporates a dressing area) with various painted ceiling timbers.

An internal viewing is highly recommended in order to appreciate the character and layout of the property.

## Outside:

The rear garden is delightfully private and level with a good lawned area and a patio adjacent to the house with a number of attractive shrubs and flower beds. There is also a generous gravelled parking area which could fit 3-4 vehicles with a timber store (3m x 2m) and a timber Garage/Workshop with double doors to either end (4.98m x 3.18m).









**Services:**

Mains electric, water and drainage. Oil fired central heating. PV panels generating electricity. Superfast Broadband available up to 80mbps (Source Ofcom)

**Local and Planning Authority:**

Mid Devon District Council, Phoenix House, Tiverton — Tel 01884 255255

**Council Tax:** Band E (£2,768.27 for 2023/24)

**Energy Performance Certificate:** D59 with potential for C73

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

**Directions:**

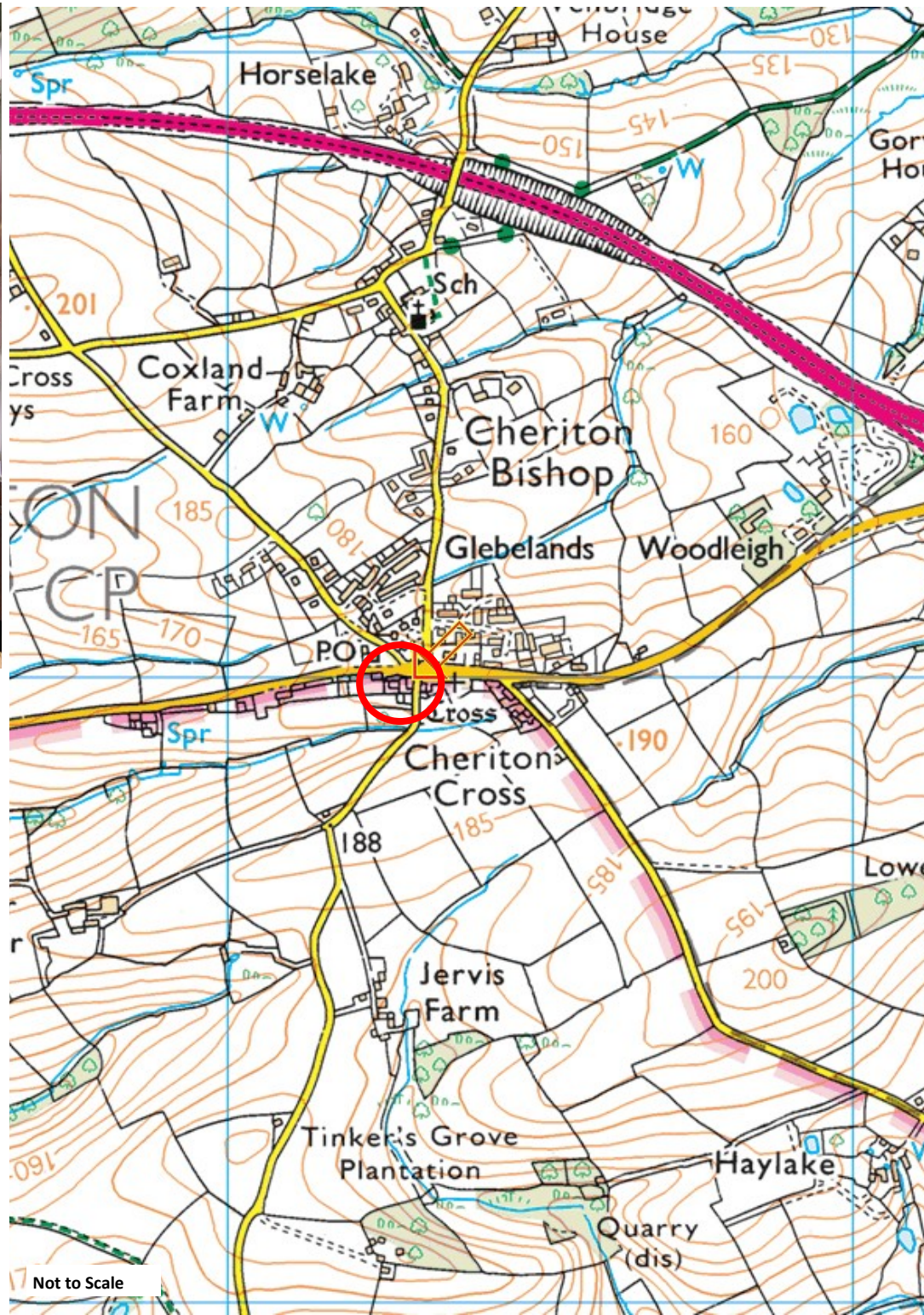
On the A30 heading west come off signposted for Cheriton Bishop. Take the first exit from the roundabout and follow the road into the village passing The Thatch public house on the left hand side. The property will be found further along on the left hand side just before the village shop.

**What3Words:** ///nurture.unwound.snipped



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		







## The Forge, Cheriton Bishop EX6

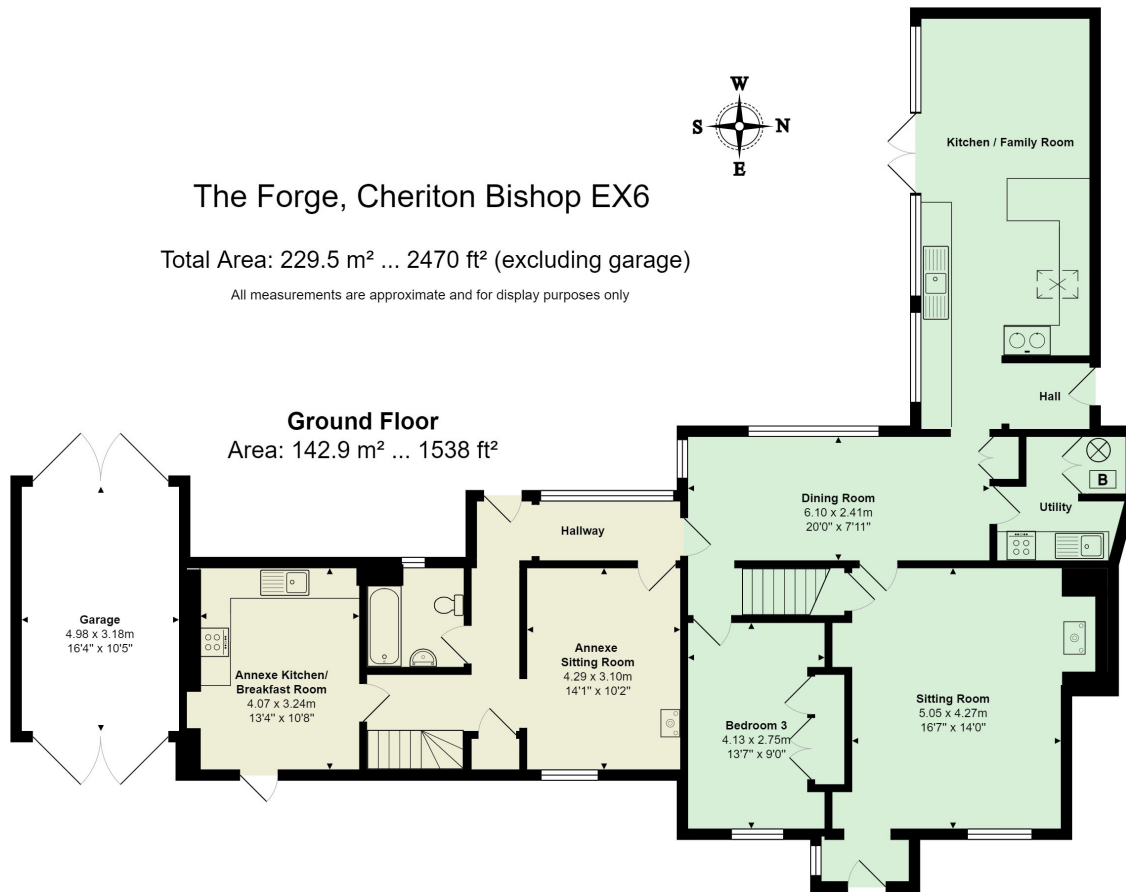
Total Area: 229.5 m<sup>2</sup> ... 2470 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



### Ground Floor

Area: 142.9 m<sup>2</sup> ... 1538 ft<sup>2</sup>



### First Floor

Area: 86.6 m<sup>2</sup> ... 933 ft<sup>2</sup>



#### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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