



The Smithy. , Tiverton, EX16 8LF
Asking Price £179,000

A beautifully converted 16th-century one-bedroom detached bungalow, once the village smithy, now a unique and low-maintenance home full of character. Converted in 2019, it blends rustic charm with modern comfort, featuring a bright lounge/diner with countryside views, a stylish kitchen, and a well-appointed bathroom.

Description

Nestled in the peaceful hamlet of Pennymoor, just 6.5 miles from Tiverton, this delightful home boasts a south-facing frontage, allowing natural light to flood through its well-insulated interior. The property benefits from level access, making it particularly suitable for those with mobility needs.

Upon entering, a bright and airy hallway welcomes you into the home, with window to the front and half-glazed doors leading to the lounge/diner and kitchen.

The larger than average size, modern and well-appointed kitchen features a range of wall and base units. An integrated double oven with Zanussi induction hob, extractor fan, and space for a fridge/freezer, washing machine, dishwasher and tumble dryer make this a highly practical space. A large window to the front elevation offers a lovely outlook down the lane.

The spacious lounge/diner is a stunning central hub of the home, benefiting from a large south-facing picture window with far-reaching countryside views towards Dartmoor. The high ceilings enhance the sense of space, while a storage cupboard, airing cupboard, and loft access add to the practicality of the room.

The generously sized bedroom is a peaceful retreat, featuring a built-in wardrobe and a south-facing window that fills the space with natural light.

The stylish bathroom is fitted with a modern white suite, including a panelled bath with mixer tap and shower attachment over, a pedestal wash basin, and a low-level WC. Tiled splashbacks, a heated towel rail, and an extractor fan complete the space.

Outside, the property is easy to maintain, both inside and out. A designated parking space for one vehicle is located at the front, alongside a raised flower bed adding a touch of greenery. A small seating area provides a perfect spot to enjoy a morning coffee or an evening sunset.

The Smithy benefits from a new roof installed during its conversion in 2019, along with well-insulated interior walls and floors. With level access, it would suit a retired couple or a person with mobility issues. Mains water and drainage services are connected, ensuring ease of maintenance.

Services

Mains Electricity, Water and Drainage
Freehold
Council Tax Band B
EPC - E

Broadband Speed:
Standard: 2Mbps

Mobile: EE, Airband.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

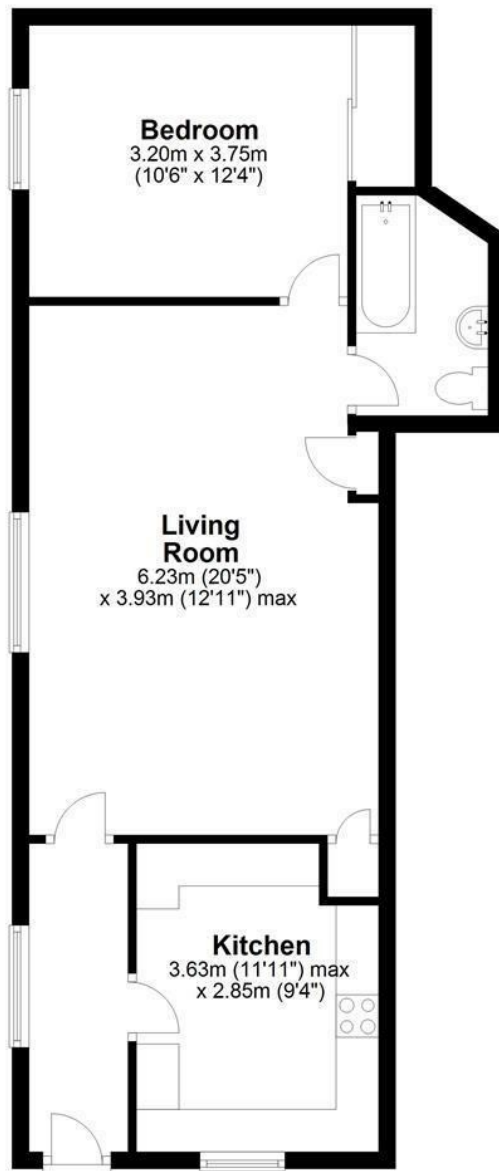
Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



