



The Forge, Throwleigh EX20 2HS

Guide Price £450,000

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The Forge

Throwleigh, Okehampton

- Semi-detached Dartmoor cottage
- Sought after village location
- Huge potential and in need of updating
- 3 bedrooms and bathrooms on first floor
- Living room, kitchen and dining room on ground floor
- Woodburner and central heating
- Wrap around garden with parking and garage
- Outbuildings inc barn and stores
- Paddock of approx 0.5 acre

Within the 368 square miles of Dartmoor are plenty of small villages. Villages that date back for hundreds of years and in many examples, the facades of the houses are the same now as they were then. Throwleigh is one of those. A sought after village with its pretty church and not too remote, just 4 miles to the A30 at Whiddon Down. Although properties do come up for sale here, this one is a little different. A semi-detached cottage with a good sized garden and even with parking and a garage (quite rare!) but it's the paddock and outbuildings opposite that make this a particularly good find. The house does need updating but with what's on offer, it's easy to see what it could be!

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The house is likely to be made of local granite, it was the former forge and more recently used as the village post office. As mentioned, it does need updating throughout. It isn't listed but is within the National Park. There is oil fired central heating, mains water and drainage and a gorgeous wood-burner to the living room. The layout offers a living room, dining room, kitchen and a utility/rear access although this hasn't been used for a few years. On the first floor are 3 bedrooms and a bathroom.

Outside, the garden wraps around the rear of the adjoining property so there is off-road parking and a garage and then the garden continues to the rear of the property. In total, the plot is approx. 0.2 acres on the house side. Across the quiet country lane are a couple of outbuildings, consisting of a barn (7.5m in length) and a further store (6.207m x 3.072m) opposite the property. Additionally, there is a right of way giving access to the half acre paddock. A 5 bar gate gives access over the driveway into the paddock itself. There are raised beds, the aforementioned barn and the rest of the paddock is bordered by trees and is mainly grass. It would be ideal for those looking for a large garden or to keep a few animals. Worth noting is the possibility (subject to permissions) to put in a new access from the country lane to the paddock



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A great house with huge potential and the rare benefit of its own paddock, yes it needs work but it will be a lovely Dartmoor home when it is done.

Please see the floorplan for room sizes.

Current Council Tax: Band C – West Devon 2023/24 – £2055.88

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating and wood burner

Listed: No but in Dartmoor National Park.

Tenure: Freehold

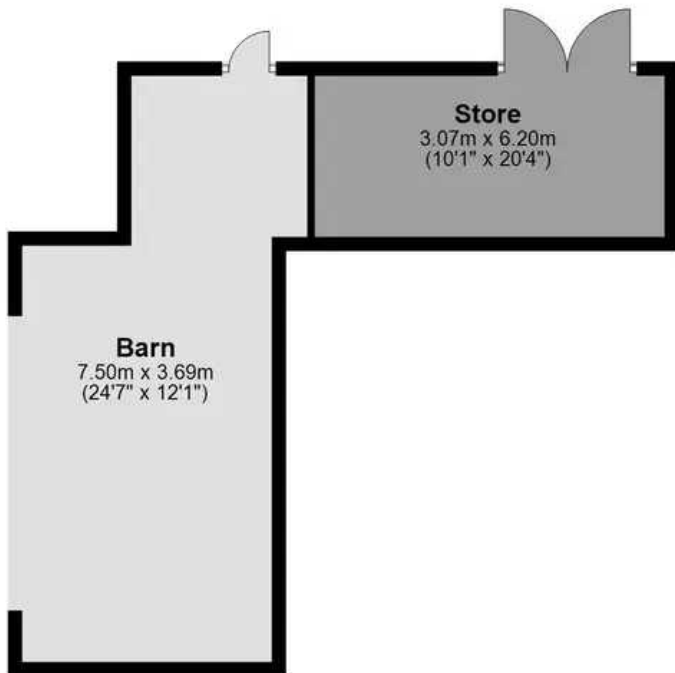
DIRECTIONS :

For sat-nav use EX20 2HS and the What3Words address is [:///ordering.outcasts.gangway](https://www.what3words.com/en/:///ordering.outcasts.gangway)

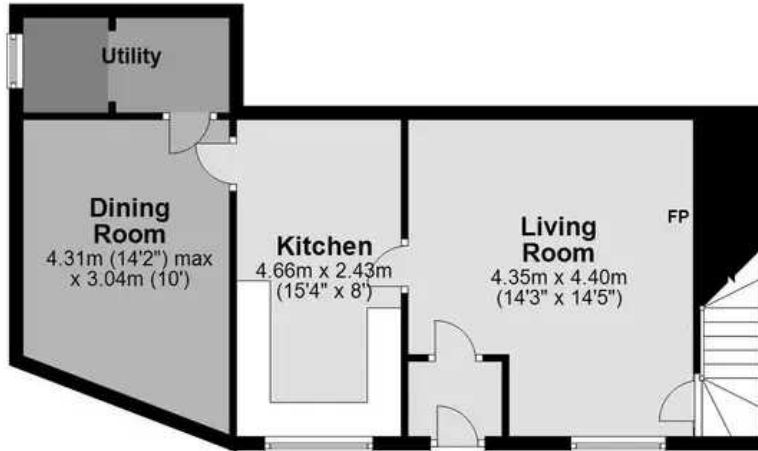
but if you want the traditional directions, please read on.

From the A30 at Whiddon Down, head on the A382 and turn left at the roundabout (staying on the A382) signed to Throwleigh. After approx. 400m, turn right as signed to Throwleigh and stay on the lane, following the signs until you reach the village. Park near the stone cross in the village and walk up the lane signed to "Village Hall" and the property will be found after approx. 50m on the right.

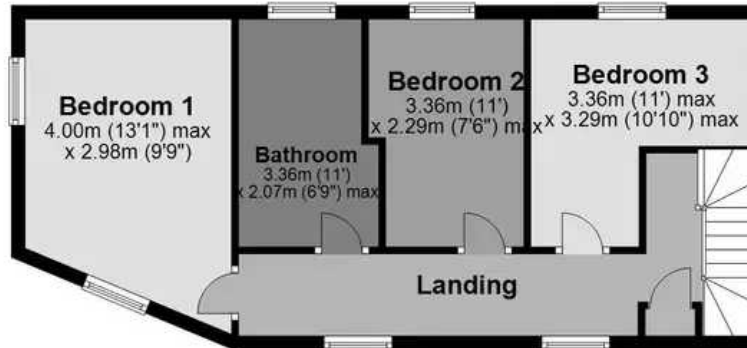




Ground Floor
Approx. 68.8 sq. metres (740.9 sq. feet)



First Floor
Approx. 48.1 sq. metres (517.5 sq. feet)



Total area: approx. 116.9 sq. metres (1258.3 sq. feet)



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.