



## The Old Forge Bullen Street, Thorverton

Guide Price £265,000



# The Old Forge Bullen Street

Thorverton, Exeter

- Converted village forge
- Full of character
- 2 bedrooms
- Garden with views over the village
- Free village car park across the road
- Patio area
- Gas central heating
- Feature shower room
- Desirable village
- Less than 7 miles from Exeter

This property offers a piece of the village's history, converted from the former forge creating a unique and charming home. The house has been well maintained and improved by the current owner, it has a garden and two bedrooms offering a great opportunity with the benefit of having no onward chain.

From the entrance hall you reach the lounge which was the original forge area, with vaulted ceilings you can imagine all the bustle and activity that this room once held. There is a woodburning stove with full height brick backdrop and patio doors out to the garden. From the lounge the kitchen has cream units with oven and electric 4 ring hob, there's space for a washing machine and a fridge with a stable door leading out to the patio. The main bedroom, a double has 2 built in wardrobes and shares a jack and jill style bathroom with the other bedroom (a single).







The impressive shower room has a wet room style shower and vanity unit sink with brick walls giving a modern and stylish design. Also on the ground floor is an airing cupboard and downstairs WC. From the bedroom is loft access with a sturdy ladder up to a very useful boarded storage area. There are bespoke shutter blinds throughout the house, gas central heating and the windows are wooden double glazing. Outside there is a lovely sun trap patio area with the original forge smelting pot utilised as an outdoor fire-pit. Steps lead up to the upper lawned garden area with a slab patio and log store and from here you can enjoy views over the roof tops of the village. To the front is a further storage shed and an access door onto the patio. Parking can be found in the free village car park opposite the property.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £1935.89

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast 50mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold





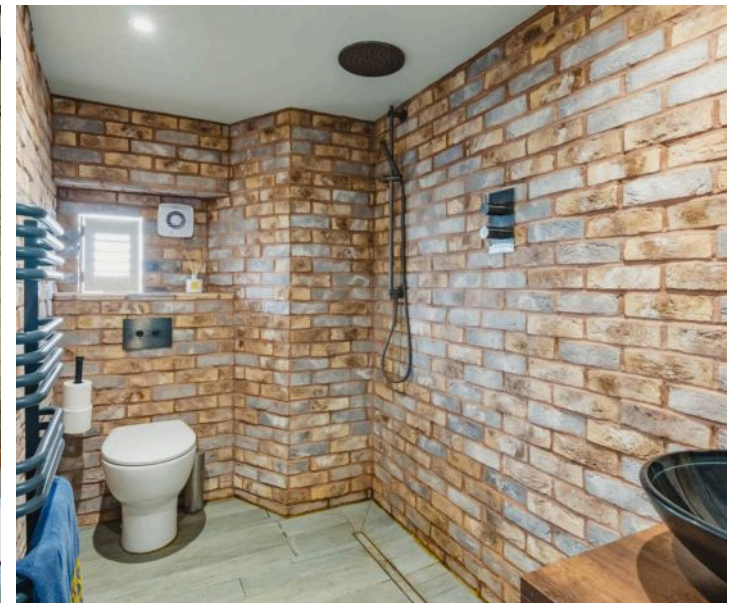
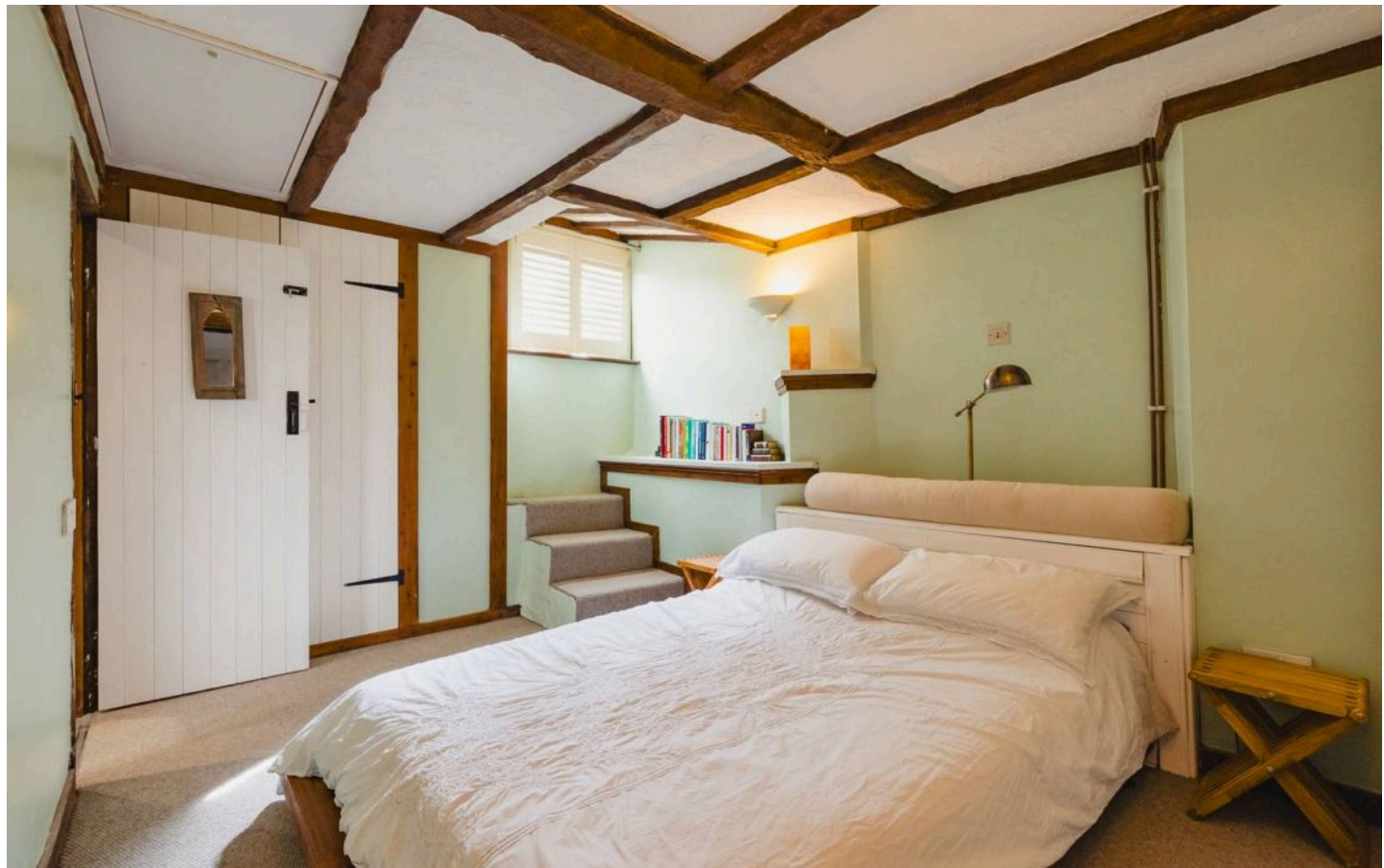
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**THORVERTON** is a very sought after village lying a few miles north of Exeter and with easy access to the M5 motorway. The village is extremely pretty having a number of old thatched cottages around a pretty village green with stream. The village has a church, two public houses, and thatched cob cottages. It also has a doctor's surgery, local store, post office and an excellent primary school with a good reputation. There is a school bus service to Crediton for the older children.

#### DIRECTIONS

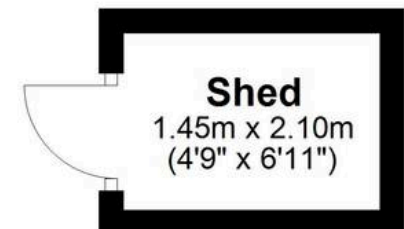
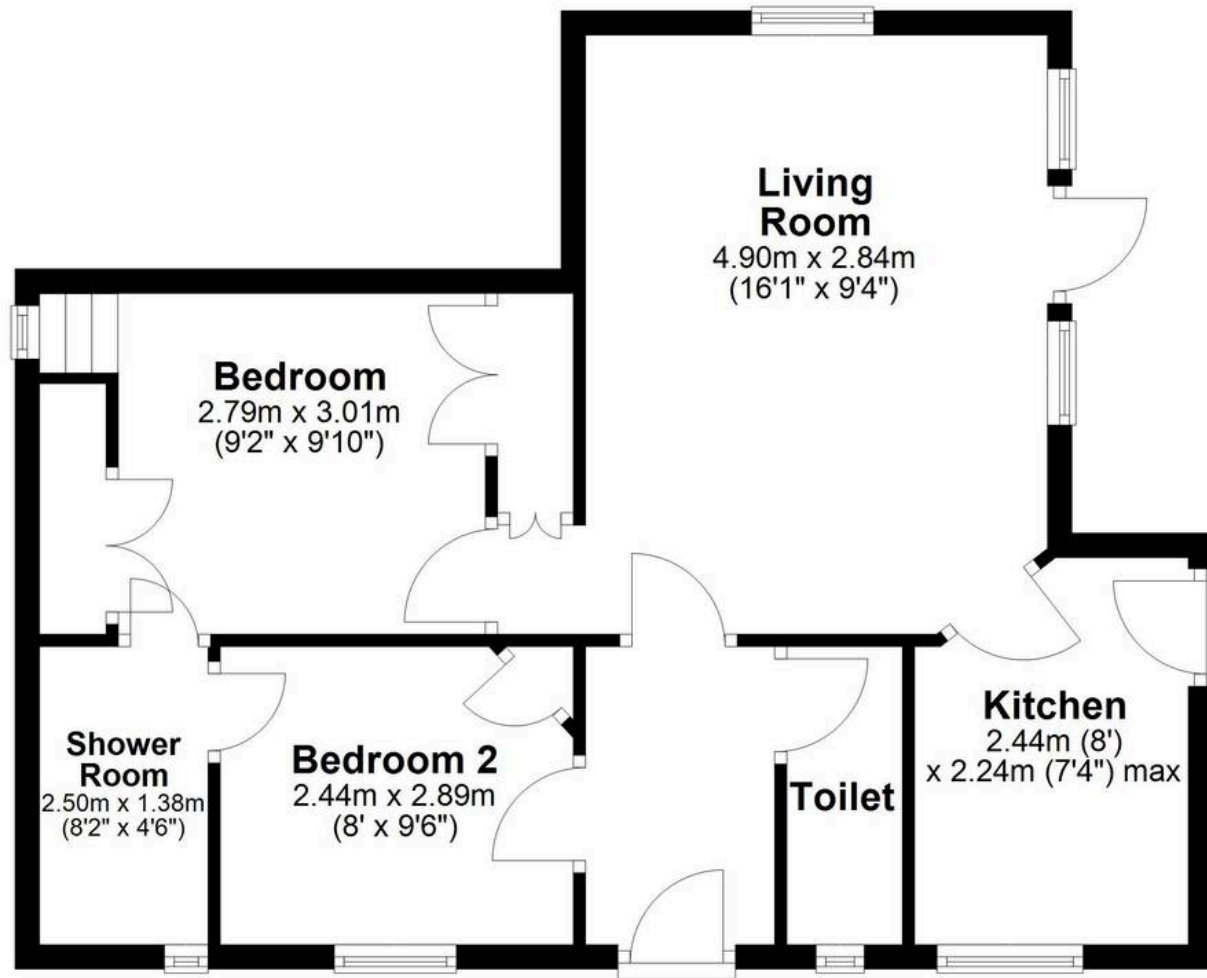
For Sat Nav follow EX5 5NG

What3Words: ///earpiece.safest.gagging



## Ground Floor

Approx. 56.6 sq. metres (609.8 sq. feet)



Total area: approx. 56.6 sq. metres (609.8 sq. feet)





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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.