



The Old Forge







The Old Forge

Stoodleigh, Tiverton, Devon, EX16 9PH

Tiverton 5 miles. M5 (Junction 27) 11.5 miles. Exeter 20 miles

A quality period village house with many attractive features and spacious accommodation.

- Superbly presented
- Three spacious reception rooms
- Open plan kitchen/ living space
- Five bedrooms
- Grade II listed
- Attractive gardens
- Outbuilding with potential
- Garaging and excellent workshop
- Council Tax Band G
- Freehold



Guide Price £950,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property is located in the village of Stoodleigh, with parish hall, church and village pub, approximately 4.5 miles from Bampton and 5 miles from Tiverton. Exmoor National Park is easily accessible, as are both the north and south Devon coasts. From Tiverton there is access to the M5 (Junction 27) alongside which lies Tiverton Parkway Railway Station. The nearby market town of Tiverton offers a wider range of amenities including a modern district hospital, supermarkets and a sports centre. There are schools for all ages including the well-known Blundell's School, which offers discounts to local pupils.

DESCRIPTION

The Old Forge is an impressive period property set within a spacious plot, conveniently located in the popular village of Stoodleigh. Throughout the property there are striking period features coupled with modern convenience. Having only changed hands twice in the last century the property has been a fantastic home for generations.

ACCOMMODATION

The large dining hall welcomes you into the property with stone flag flooring, inglenook fireplace and bread oven. The sitting room, another spacious room, features an open fireplace with period built cupboard either side and French doors leading to the garden.

The open plan kitchen/ living room offers ample space for the family to gather and entertain with triple aspect and insert wood burner. The kitchen benefits from wooden wall and base units with granite worktop, large butlers sink, built in dishwasher and space for fridge/ freezer. An Everhot range cooker is available by separate negotiation. Two steps lead down to the family room with dual aspects and French doors to the front of the property.

To the rear of the property, is a useful utility room with base units, double sink and space for appliances, featuring exposed brick floors and an additional larder and storage cupboard. Off the hall, is a cloakroom and separate shower room with wash basin and WC.

Ascending to the first floor, the property continues to impress with five generously sized bedrooms. The period features that adorn these rooms create an ambience of classic sophistication whilst being lit by overhead spotlights. The Master bedroom benefits from a walk-in wardrobe and ensuite comprising of a bath, wash basin and WC. The spacious family bathroom features a double vanity unit with storage under, bath and WC. There is also a separate WC on this floor.

OUTBUILDINGS

The large, two storey, barn attached to the southern edge of the property is a versatile space. The ground floor features cobbled flooring and exposed stone work which has helped in preserving its historical charm. Vehicle access and storage is achievable due to two sets of large double doors. Stairs lead to the first floor, where there is a large, versatile space currently used as storage. There is also a self-contained workshop.

Adjacent to the drive and parking is an attractive wood shed.





GARDENS AND GROUNDS

To the rear of the property is a charming, well-maintained, split-level garden, beautifully stocked with a wide variety of mature plants and shrubs providing colour all year round.

A paved area leads, via a few steps, to the first level which is home to a selection of indigenous trees and orchard, vegetable beds and a covered well. Beyond this, a further few steps lead to the upper tier, where the garden is laid to lawn and features a seating area to enjoy the views of the surrounding countryside.

To the front of the property is a gated driveway with mature plants and trees, with a cobbled and gravel parking area for multiple vehicles.

SERVICES

Electricity - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil fired central heating, wood burners and night storage heaters

Ofcom predicted broadband services - Standard: Download 28 Mbps, Upload 5Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - O2 (Voice only). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Stoodleigh Conservation Area

VIEWINGS

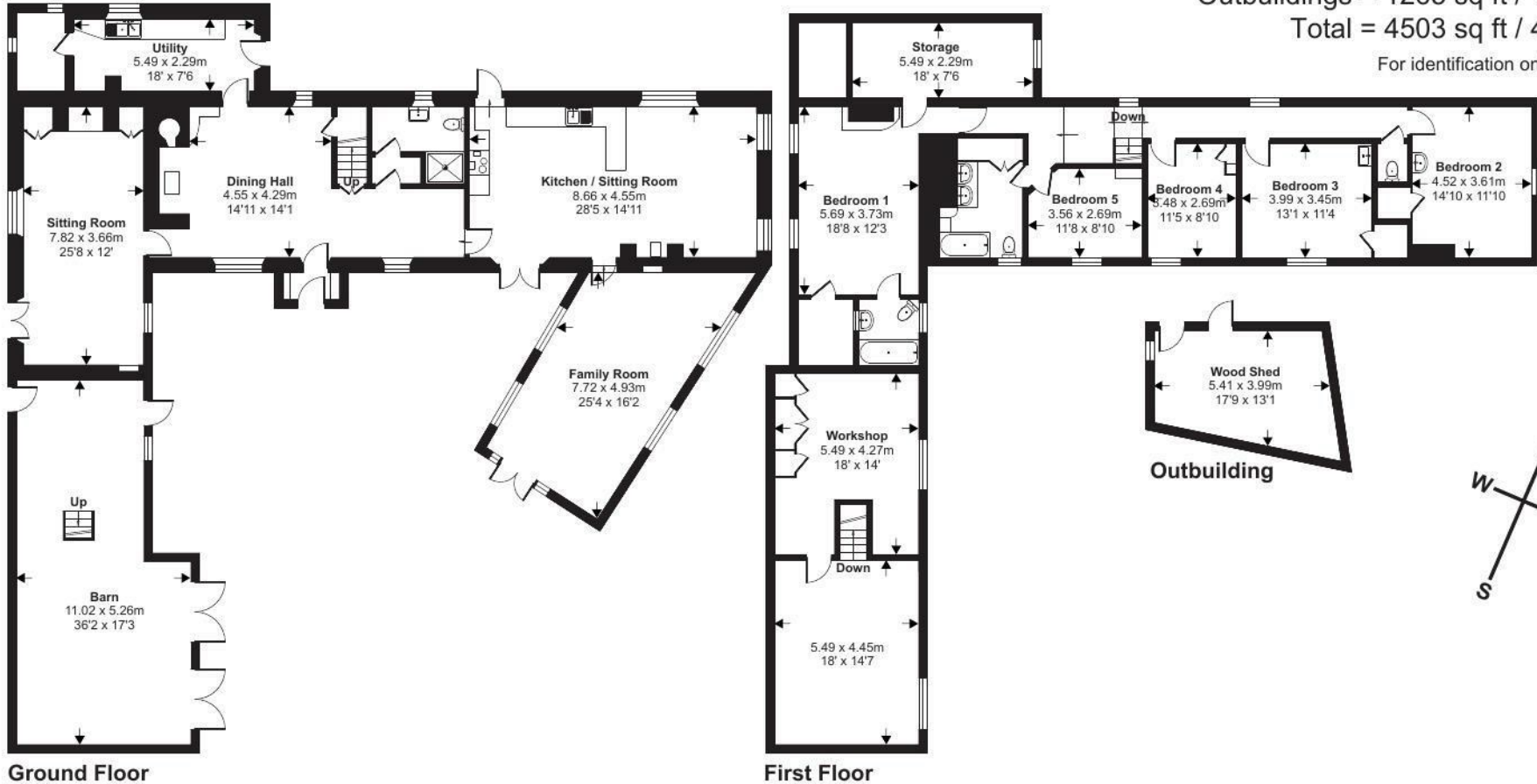
Strictly by appointment only through the agents

DIRECTIONS

From Tiverton on the A361 (North Devon Link Road), take the A396 in a northerly direction towards Bampton. Proceed for just over 2.5 miles and turn left signposted Stoodleigh and proceed over the bridge, following the road to the village. Continue into the village and just after the 'Stoodleigh Inn' take the next left and the property will be found after a short distance on the right.

Approximate Area = 3238 sq ft / 300.8 sq m
 Outbuildings = 1265 sq ft / 117.5 sq m
 Total = 4503 sq ft / 418.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1109003



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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

75

23



