



The Forge, Colestocks, Honiton, Devon

An attractive 2/3 bedroom detached period house, with adjoining former forge, established gardens and off road parking.

Guide Price
£375,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Forge, Colestocks, Honiton, Devon EX14 3JR

- Period detached cottage requiring modernisation
 - Photovoltaic solar panels
 - Adjoining former forge
- Established gardens with mature wisteria
- Off road parking & brick paved courtyard
 - Potential for enlargement STPP
 - Lapsed former planning permission

Viewing strictly by appointment
Symonds & Sampson
01297 33122





An attractive 2/3 bedroom detached period house, with adjoining former forge, established gardens and off road parking.

The Forge, as suggested from its title was the former village forge, which has now been adapted into a two reception room cottage. There is much potential to enlarge the accommodation to incorporate the adjoining former forge or the existing store room. All of the grounds lie to the front with a covered veranda and attractive brick paving. A particular feature is the mature wisteria located above the parking area.

Outside

Approached through a picket style gate to a gravelled parking area. This leads to the gardens which prove an abundance of mature plants and shrubs, whilst providing considerable privacy.

Agents Note

The vendor is in the process of seeking the necessary certification in respect of the internal alterations that have been made.

Buyers should be aware that some improvement/completion work is required to the main house, on top of the possible conversion of The Forge (STPP.)

Situation

Colestocks is an attractive small hamlet between the larger villages of Payhembury to the north and Feniton to the south. Both villages have a range of facilities including primary schools, church, local store, whilst Feniton benefits from a railway station on the London (Waterloo) line.

The market town of Honiton, provides an excellent range of shopping and recreational facilities with a further railway station, whilst the A30 dual carriageway provides excellent

access to Exeter Airport and the University and Cathedral City of Exeter. Through Payhembury to the north access can be gained to the A373 (Honiton to Cullompton road) and on to junction 28 of the M5 motorway.

Services

Mains electric, water & drainage. There is also private well water available for the property with a UV filtration system. Standard broadband is available.

Mobile coverage is limited indoors, and likely outdoors.

Source- Ofcom.org

Local Authority

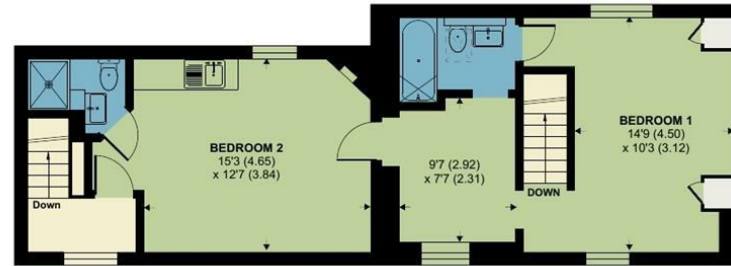
East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616



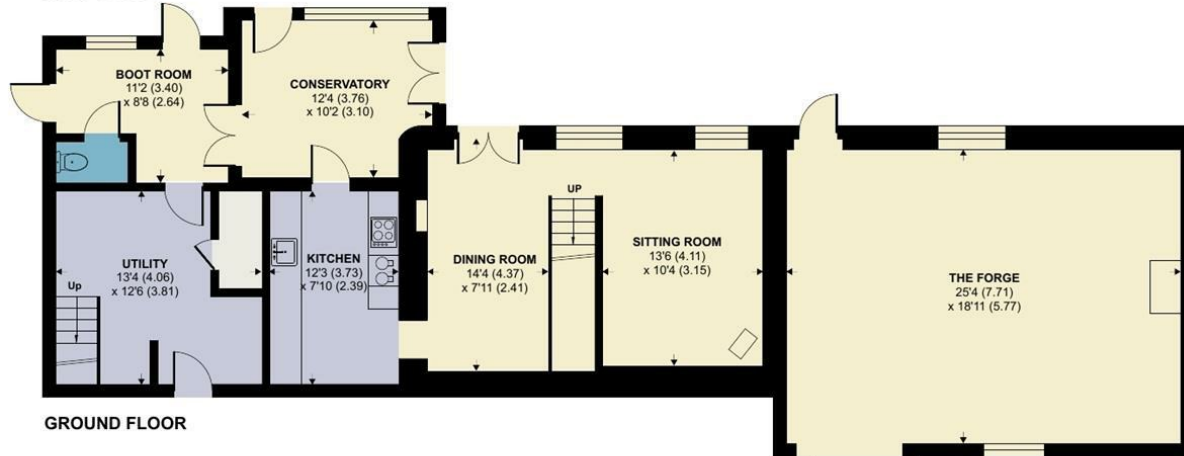
Colestocks, Honiton

Approximate Area = 1475 sq ft / 137 sq m
 Outbuilding = 487 sq ft / 45.2 sq m
 Total = 1962 sq ft / 182.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



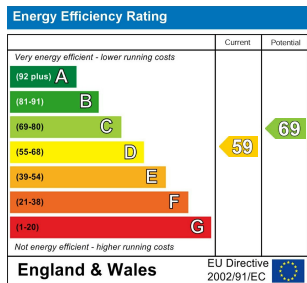
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1134185



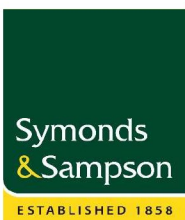
Directions

From Axminster proceed in a westerly direction towards Honiton on the A35. On reaching Honiton take the A30 towards Exeter. After approximately 3 miles turn left signposted Ottery St Mary. Continue along this road for approximately 2 miles, passing Fenny Bridges & the Greyhound Country Inn where you will turn right signposted Payhembury & Feniton. Proceed through the village of Feniton, crossing the railway line. Colestocks is approximately 1 mile further along this road.

What3words://Sensible.stand.tango



Axm/JP/24.5.24



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