



Forda Hill Cottage











# Forda Hill Cottage

Forda, Croyde/Georgeham, Devon, EX33 1JG

Croyde 1.3 miles, Putsborough 1.6 miles

A detached character residence which may suit dual occupation or home/income use in a sought after hamlet close to North Devon's famous surfing beaches

- Hall, Cloakroom, Utility
- Dining Room/Kitchen
- 5 Bedrooms, 3 Bathrooms
- Secluded South-facing gardens
- Council Tax Band E
- Sitting Room, Conservatory
- Study/Family Room/Bedroom 6
- Triple Garage/Workshop
- Adjoins fields
- Freehold

£1,195,000

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## SITUATION & AMENITIES

Forda is small hamlet lying just outside the village of Croyde and close to the pretty and popular village of Georgeham, being extremely well positioned for access to all the main surfing beaches including Putsborough, Saunton (also a Championship Golf Course) and Woolacombe. There is also a very useful route close by in to Braunton which avoids having to travel around the point at Croyde and this gives very easy access to the main amenities of this larger village. Croyde itself is a mecca for surfers with its fabulous sandy beach, quaint thatched cottages, popular pubs, restaurants and surf shops. Georgeham benefits from general store, period Inns, Church and highly regarded primary school with excellent Ofsted report, Secondary schooling can be found in Braunton, Barnstaple or Ilfracombe with numerous independent schools within the locality including West Buckland and Kingsley. About half an hour by car is access to the A361 which in turn gives access to Junction 27 of the M5 Motorway at Tiverton and which leads on to the wider Motorway Network. Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

Forda Hill Cottage presents white painted elevations beneath a slate roof with double glazed windows. We understand that the original core dates back about 400 years, but that the property has been extended in 1984 and then again in the year 2000. Internally the accommodation is generous, versatile, well presented and combines original features with 21st century refinements. It is possible to create a self-contained element, ideal for relatives or for home and income purposes, in fact the property has been run as a successful B&B by the current owners. There is also potential on the ground floor to utilise the generous study as a 6th bedroom ideal for use by those unable to negotiate the stairs/future proofing. Externally there is an excellent detached garage block built around 2010 which is of cavity wall construction and possibly suitable for conversion to detached relative/guest cottage subject to planning permission. There are also well tended secluded South-facing gardens. This is a property that needs to be viewed internally to be fully appreciated.

## DIRECTIONS

W3W////////reheat.tumblers.puzzles

From Croyde proceed out of the village towards Georgeham where you will reach Forda as the road bends around to the left . The entrance to the property is immediately ahead of you and the property is identified by our for sale board.







## ACCOMMODATION

### GROUND FLOOR

Front door to ENTRANCE HALL coat pegs, slate tiled flooring. SITTING ROOM featuring stone fireplace with bressummer beam, multi fuel stove, oak topped cupboard to display alcove. KITCHEN/DINING ROOM in two distinct zones separated by a peninsular unit, the kitchen is fitted with an extensive range of units in medium Oak with polished granite work surfaces incorporating single drainer stainless steel sink, matching dresser unit, matching wall units, integrated dishwasher, Britannia electric range with Calor gas 6 ring hob, floating extractor hood over, tiled flooring throughout the room. UTILITY ROOM with cupboard housing Grant oil fired boiler, larder shelving, plumbing for washing machine. CLOAKROOM low level WC, wash hand basin, extractor fan. STUDY/ BEDROOM 6 with fitted cupboards and shelving, tiled floor. From the dining area a pair of multi-pane glazed doors leads to an excellent CONSERVATORY in aluminium with tiled flooring and French doors to garden.

### FIRST FLOOR

LANDING. BEDROOM 1 French doors to outside, EN-SUITE SHOWER ROOM with corner cubicle, pedestal basin, low level WC, heated towel rail/radiator, slate tiled flooring. BEDROOM 2 window over looking lane. BEDROOM 3. FAMILY BATHROOM with panel bath, telephone style mixer tap/ shower attachment, pedestal wash basin, low level WC, airing cupboard, wood effect flooring, trap to loft, half tiled walls. INNER LANDING to self contained element which also has independent access from the rear garden, the landing also doubles up as a kitchenette area with wood effect flooring, work surface, cupboards and fridge space beneath. BEDROOM 4 (or reception room as annexe). BEDROOM 5. SHOWER ROOM with cubicle, pedestal wash basin, strip light/shaver point, low level WC, wood effect flooring.

### OUTSIDE

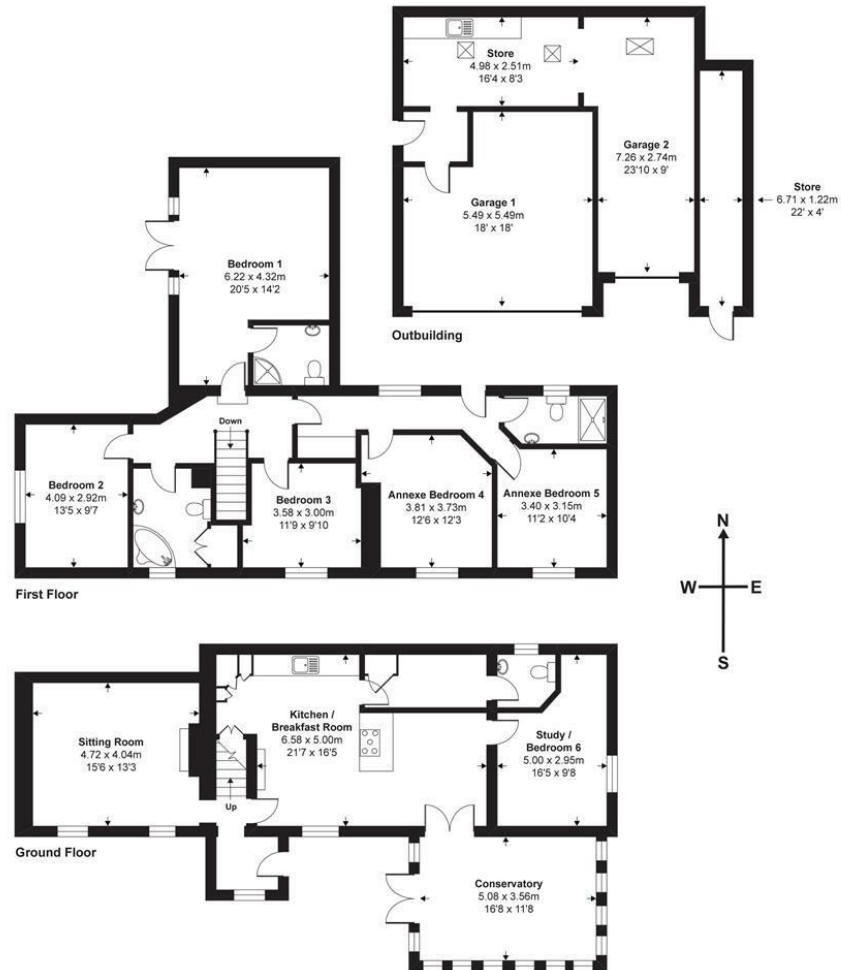
Vehicular access from the lane leads to the DETACHED GARAGE BLOCK/WORKSHOPS which incorporates DOUBLE GARAGE with manual up and over door, THIRD GARAGE, LOBBY, PREPERATION ROOM, FURTHER ADJACENT LEAN TO STORE to the left hand side of this is and EXTERNAL SHOWER, SURF BOARD RACK and SURF GEAR DRYING AREA. Steps lead up to the front garden which is mainly laid to lawn with mature shrubbery and hedging screening the house from the lane below. Within one corner of the garden is a raised rustic sun deck and wrapping around the house is an extensive paved terrace with outside water tap. There is a pedestrian gate to the rear where there is covered ladder storage beneath the property. At the rear is an oil tank, SMALL KENNEL and upper level with timber GARDEN SHED.

### SERVICES

Mains electricity, water and private drainage, oil fired central heating. According to Ofcom, broadband is available in the area and mobile signal is likely from multiple networks. For further information please visit <https://checker.ofcom.org.uk/>



Approx. Gross Internal Floor Area  
207.1 Sq Metres 2230 Sq Ft (Excludes Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |







'PUTSBOROUGH BEACH NEARBY'



SAUNTON GOLF COURSE NEARBY



CROYDE VILLAGE



CROYDE BEACH NEARBY

