



Luscombe Maye

Since 1873

# The Old Forge Halwell

£235,000

1 1 1



## DESCRIPTION

Luscombe Maye is delighted to bring to market this charming one bedroom cottage situated in Halwell. The Old Forge would make a fantastic weekend property or a great home in a rural location with connections to the local village and towns beyond.

The accommodation comprises of a beautiful open plan kitchen, dining, living space, a double bedroom and family bathroom. Two Velux sky lights fitted into the vaulted ceiling flood the living room with light and the wood burner situated in the heart of the property warms the accommodation in the winter months. There is ample space for the dining table and the kitchen has ample storage space throughout. The double bedroom looks over the courtyard and garden. There are spaces for clothes storage at the foot of the bed. The family bathroom is fitted with WC, hand basin, corner shower and separate bath.

Outside the property has a South facing garden with several attractive flowering trees and bushes. There is a wonderful view over a neighbours' orchard and pond. There are two parking space from the driveway.

## SERVICES

Oil fired central heating. Mains water and electricity connected. Private drainage.

## TENURE

Freehold

## LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes  
TQ9 5NE  
Council Tax Band B



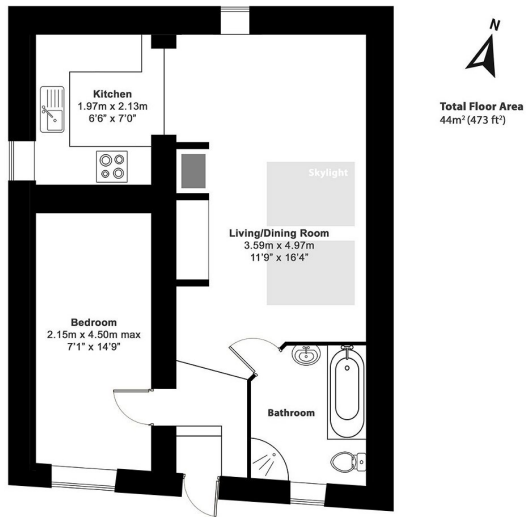
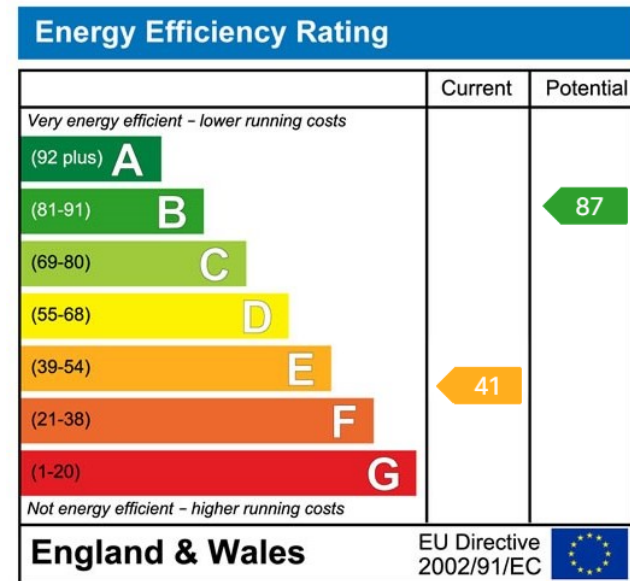


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Forward Chain
- One Bedroom
- Driveway Parking
- Perfect Bolthole
- Close to Local Amenities
- Detached Cottage
- Countryside Views
- Tranquil Rural Location
- Buy to Let Opportunity
- Public Transport Links



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.