



Offers In The Region Of £475,000

3 Bedroom Detached House for sale
THE OLD FORGE PUDDINGTON, TIVERTON



Overview

Discover *The Old Forge*: an enchanting, detached home brimming with undeniable character, thoughtfully blended with stylish, contemporary living, nestled at the heart of the picturesque Devon village of Puddington.

Spanning approximately 1,204 sq ft, this delightful property impresses from the very start. Its attractive exterior-with natural stone and warm brick details-creates instant kerb appeal.



Key Features

- IDYLIC VILLAGE LOCATION
- CHARACTER AND CONTEMPORARY LIVING
- 3 BEDROOMS WITH MAIN BEDROOM EN-SUITE
- INGLENOK FIREPLACE AND WOOD-BURNING STOVE
- LARGE OPEN-PLAN KITCHEN / DINER
- PV PANELS & SOLAR HOT WATER
- OFF-ROAD PARKING
- WHAT3WORDS///good.chest.mixes







Nestled within the peaceful village of Puddington, The Old Forge beautifully combines period charm with modern sustainability in an immaculate detached home. Surrounded by idyllic Devon scenery, this inviting property is thoughtfully designed to appeal to anyone seeking a slice of village life paired with green credentials.

Step inside to discover versatile, light-filled accommodation extending to 1,204 square feet. The spacious entrance leads into a welcoming kitchen and dining space – ideal for both day-to-day family life and more formal gatherings. This impressive kitchen is a true heart of the home, featuring a classic range cooker set in an inglenook fireplace, plentiful storage, and a generous dining area. Large windows at every turn flood both kitchen and diner with natural light, creating a cheerful and inviting atmosphere. A separate, relaxing lounge benefits from a feature fireplace with wood-burning stove and elegant panelled walls, offering the perfect sanctuary on cooler evenings.

Upstairs, three bedrooms promise peace and comfort, with two generous doubles and a versatile smaller double – currently set as a nursery. The principal bedroom boasts its own en-suite shower room, while a stylish, modern family bathroom serves the remaining bedrooms, all designed with families and guests in mind.

Occupying a substantial plot, The Old Forge is enveloped by enchanting gardens tailored for outdoor living. There are mature fruit trees, a large lawn, a charming raised area perfect for the obligatory trampoline or swing, secluded seating, and space for alfresco dining or entertaining. An insulated garden room lends itself to creative or practical pursuits, perhaps as a studio or peaceful reading den.

Versatility continues with an attached annexe room, currently holding studio and laundry space-ideal as a home office, art room, gym, or even further guest accommodation, having power, water and drainage connected. Ample off-road parking accommodates two smaller vehicles or one larger car; space exists to extend if desired, subject to the necessary permissions.

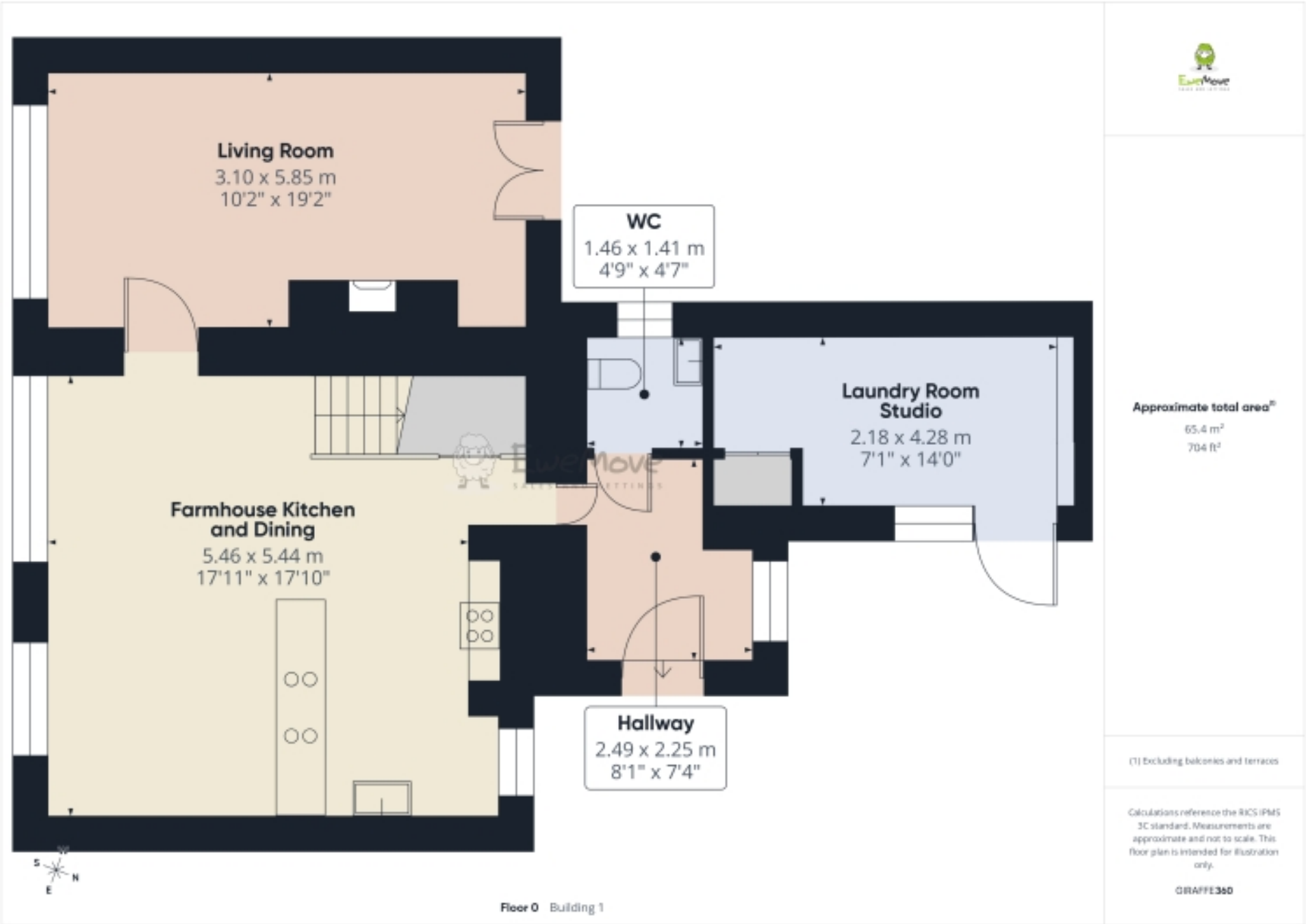
The Old Forge stands apart for its forward-thinking commitment to sustainability-enjoy the financial and ecological benefits of PV panels and solar hot water (generating an income circa £1,000 per annum), this showcases the property's impressive efficiency credentials-a rare feature in such a characterful country home.



Beyond the gate, Puddington invites you to embrace country living at its best. Picturesque walks through rolling countryside and charming shops and restaurants await in the neighbouring market towns of Tiverton, Crediton, and South Molton. The warmth and friendliness of the village community are paired with essential amenities just a short drive from your new front door.

For those dreaming of a home where traditional character meets advanced modern living, The Old Forge invites you to experience everything Devon has to offer. Arrange a viewing to appreciate the unique appeal, tranquil setting, and exceptional lifestyle on offer in this rare and gorgeous country residence.

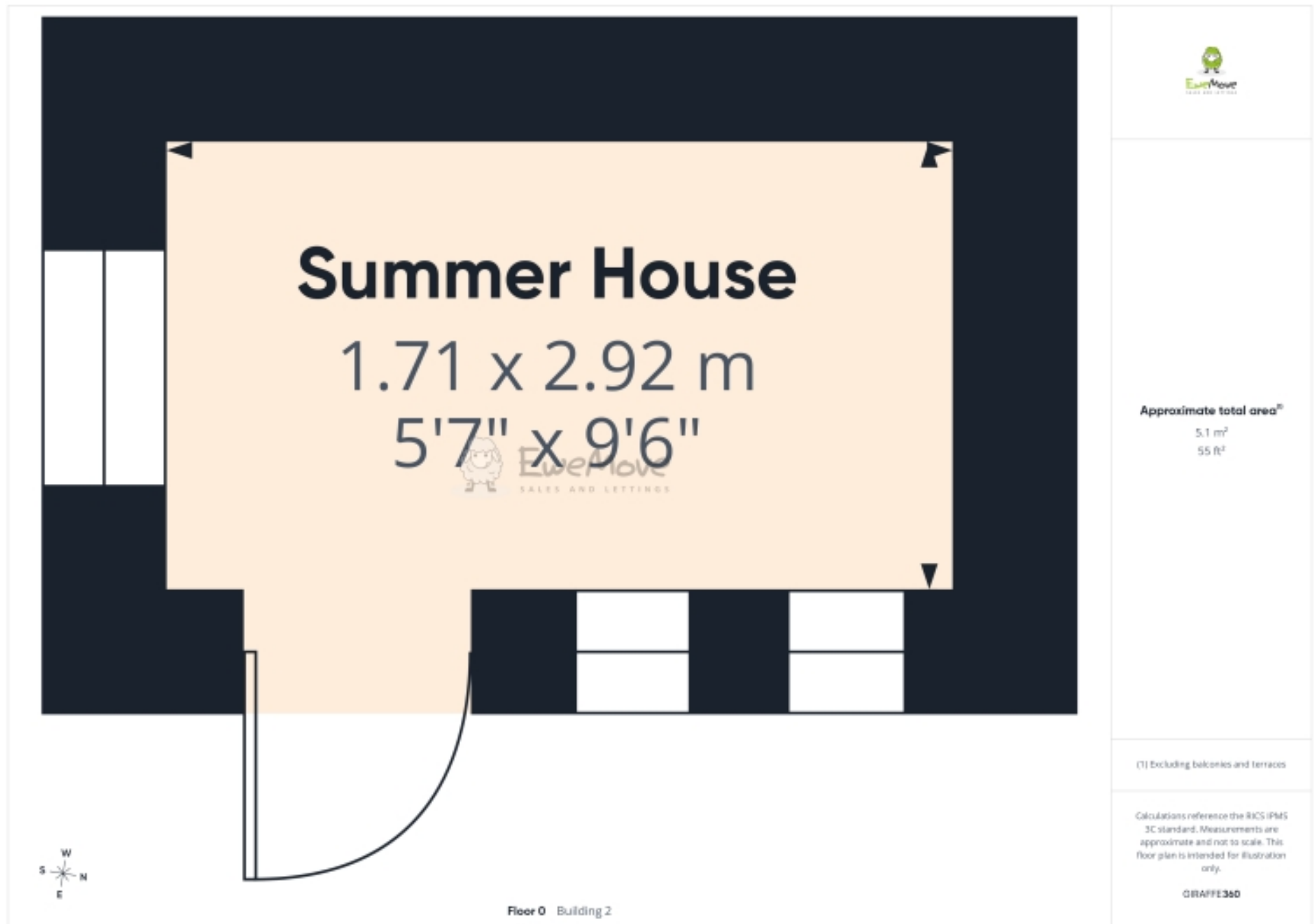
Floorplans



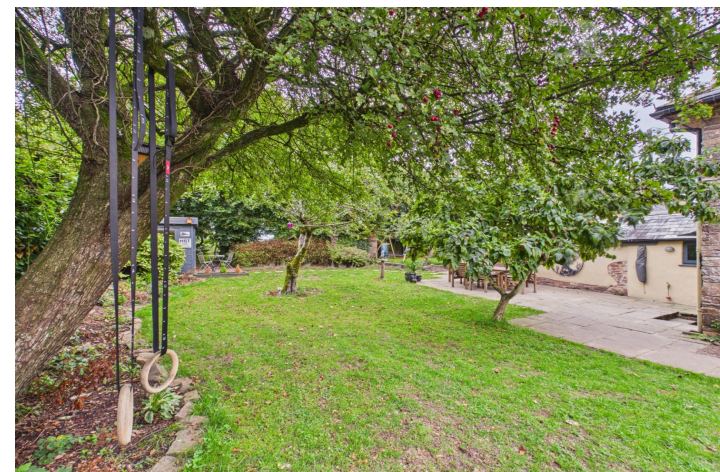
Floorplans



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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