

# Period Detached 3 Bed. Stone House/former Forge

The Old Forge, Swimbridge, Barnstaple, EX32 0PN

Offers In The Region Of

**£425,000**





# Period Detached 3 Bed. Stone House incorporating former Village Forge

The Old Forge, Swimbridge, Barnstaple, EX32 0PN



A most substantial detached stone built village cottage with attached original former village forge, now a spacious 3 bed family home with potential home and annex. Garden areas and off road parking.

Swimbridge, itself set some 4 miles to the east of Barnstaple and 8 miles west of South Molton and just south of the A361/North Devon Link Road affording the property convenient access to those regional towns. The village itself is centred around its ancient parish church is a series of traditional houses and cottages with limited modern developments to the village outskirts. The village has a popular and well regarded primary school, a village inn, The Jack Russell, after the well known dog and known for its warm welcome and delicious steaks and the Jubilee Hall/Community building that offers a range of regular activities and classes.

Barnstaple, the ancient borough and administrative centre for North Devon is approximately 2 miles North and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

# DETAILS

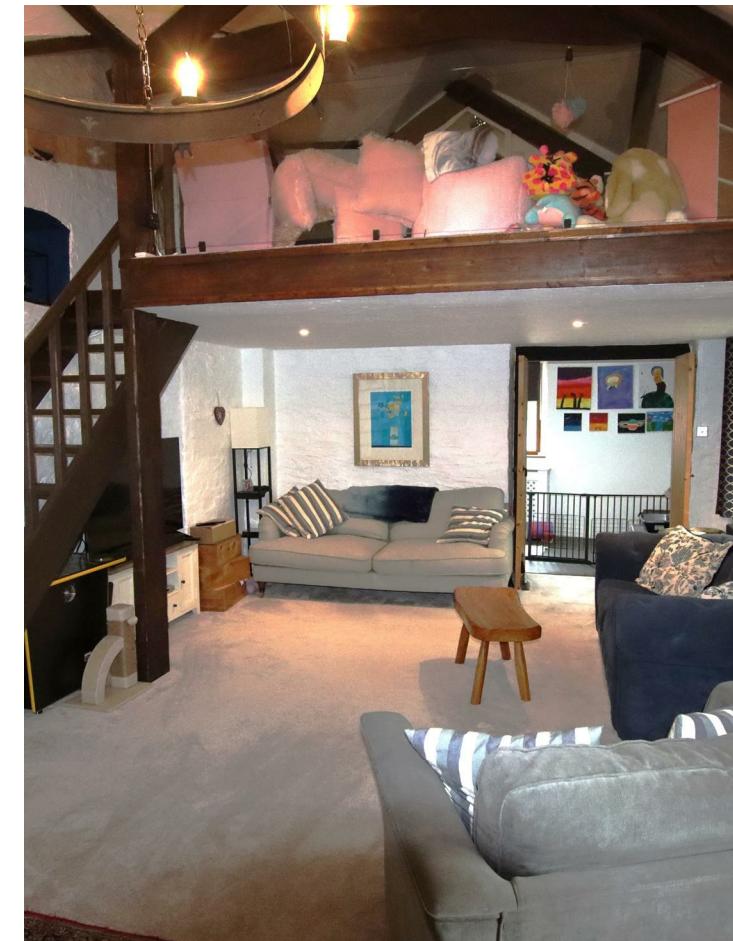
Set to the centre of the village near the ancient parish church and the village inn. A detached stone built cottage with its original old village forge adjoining now developed as a comfortable family home.

The house is double glazed and has gas fired central heating to radiators throughout.

New carpets and floor coverings were laid throughout the house about 4 years ago,  
Council Tax - Band D

EPC - Band D

Services - All mains services.



## **Entrance Hall 2.7 x 2 (8'10" x 6'6")**

Stairs to first floor. Double doors to coat/show store cupboard. Radiator.

## **Kitchen/Breakfast Room 5.763 x 3.133 min (18'10" x 10'3" min)**

Double aspect. Stable door to garden area. Tiled floor. Original open fireplace, slate hearth and brick arch. option on Belling Industrial Double oven range with Belling extractor hood over. Worktop with cupboards under, deep sink. Integrated dish washer. Understairs storage shelves and cupboard. Door to rear courtyard. Wall mounted gas boiler.

## **Utility Room 1.983 x 1.881 (6'6" x 6'2")**

Stable type door to rear courtyard.

## **W.C 1.881 x 1.022 (6'2" x 3'4")**

Low level w.c. hand basin

## **Dining Room 5.761 x 3.074 (18'10" x 10'1")**

Open fireplace with brick hearth and arch over. Panel radiator.

## **Study 4.570 x 2.396 (14'11" x 7'10")**

Vinyl flooring, covered radiator

## **VIEWING**

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**

**Vaulted Sitting Room - part 7.493 x 4.570 (24'6" x 14'11")**

Partially vaulted ceiling with exposed a frame roof trusses. Wood burning stove on rates slate hearth, tiled cheeks. Door to side garden and covered area,

**On the first floor**

**Landing**

Serving all rooms.

**Bedroom 1 3.202 x 3.172 (10'6" x 10'4")**

Radiator. Overlooking the churchyard

**Bathroom 3.209 x 2.807 (10'6" x 9'2")**

Low-level w.c., pedestal hand basin, tiled splashback. Corner entry shower cubicle . Free standing bath.

**Includes Airing Cupboard 1.377 x 0.683 (4'6" x 2'2")**

With hot tank and shelved storage over.

**Bedroom 2 4.119 x 2.417 (13'6" x 7'11")**

Panel radiator, built in wardrobe

**Bedroom 3 3.227 x 2.852 (10'7" x 9'4" )**

Panel radiator.

**Over the Sitting Room**

Staircase up to

**Mezzanine/Occ. Bedroom 4 4.570 x 3. (14'11" x 9'10")**

**En Suite Bathroom 2.60 x 2.396 (8'6" x 7'10")**

Panelled bath, low level wc. hand basin, store cupboard recess to each side under eaves.

**Outside**

There are in effect 3 separate outside/garden areas adjoining the house.

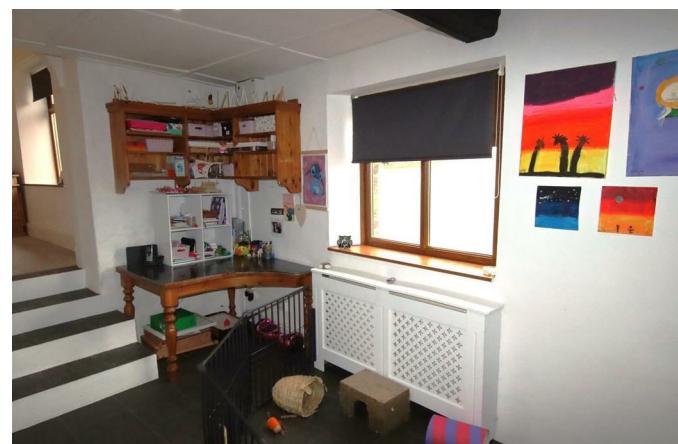
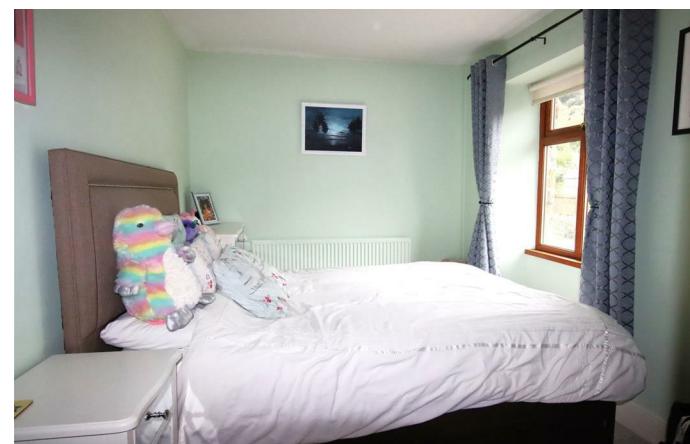
**Covered Way 8.662 x 2.377 (28'5" x 7'9")**

To the west side getting the afternoon and evening sun is a covered way that adjoins the sitting room door. Generally a gravelled floor with flower borders and beds and a mature setting for sitting out in the sun.

To the east side, sun up to mid day is a private enclosed garden area approached from the kitchen stable doorway. Paved floor for tables and chairs and sleeper style steps rising up though a shrub and flower border garden area. The area is secure for toddlers and small animals.

To the rear with access from both the utility and kitchen is a concreted rear yard area with plenty of space for bins and recycling and covered areas for logs. There is a shed for cycle storage and pedestrian gate in to the road where there is a private off road parking bay for the Forge.

Initial viewing can be by parking in the road to the rear of the property next to the Churchyard wall.





## DIRECTIONS

From Barnstaple leave the town of the A361 as though to South Molton. After a mile turn right at the new roundabout/exit 3 to Landkey. Proceed through Landkey and on for just over a mile until Swimbridge. Pass though the village and The Jack Russel Inn to your right. Immediately then turn left into the road next to the Churchyard. The Old Forge is to your right with its car parking space.



## VIEWING

**By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204**



## GROUND FLOOR



## 1ST FLOOR



THE OLD FORGE SWIMBRIDGE EX32 0PN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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