



Blacksmiths Cottage, Church Street, Ashreigney, EX18 7LP

Guide Price **£525,000**

Blacksmiths Cottage

Church Street, Ashreigney, Chulmleigh

- Detached former Blacksmith
- Full of character and charm
- Set on the edge of the village green
- Beautiful cottage garden
- 4 bedrooms
- Open plan kitchen/dining room
- Further dining room plus cosy lounge
- Inglenook fireplace with woodburner
- Garage and plenty of parking
- Large master bedroom with ensuite

A detached former blacksmith's cottage set on the edge of the village green in Ashreigney, surrounded by rolling Mid Devon countryside and well-known for its peaceful setting and access to walks straight from the door.

The property has evolved into a comfortable home while retaining the features that reflect its history. The sitting room is rich in original detail, with exposed beams, an inglenook fireplace, a wood-burning stove and the original bread oven still in place, creating a natural focal point.

The kitchen/breakfast area is designed for everyday use, with granite worktops, a gas Aga, integrated dishwasher and built-in bins. Doors open directly to the garden, making it easy to move between inside and out.





A separate dining room with solid oak flooring provides additional space for gatherings, and a useful pantry offers excellent storage for food and household essentials. A downstairs WC completes the ground floor.

Upstairs, the principal bedroom is particularly spacious, with fitted wardrobes and an en-suite shower room. There are three further bedrooms—two well-sized singles and an additional double—offering flexibility for family, guests or workspace. The main bathroom includes a bath with shower over. Despite its age, the cottage feels notably light and airy, with good natural light throughout.

Outside, there is parking to the front for up to four vehicles as well as a garage. The garden is thoughtfully arranged in a traditional cottage style, with established planting, a wide variety of flowers, shrubs and trees, and neatly kept borders. Raised beds provide space for vegetables or further planting. A pergola-covered patio creates a sheltered area for outdoor dining.

Practical additions include an outside laundry shed with storage behind and a separate wooden workshop with a workbench.



Positioned beside the green in this small rural village, the setting offers a strong sense of community alongside open countryside in every direction, while remaining within reach of the wider Mid Devon area – a truly stunning home.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Torridge 2025/26 - £2,979.03

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast 59 Mbps

Drainage: Mains drainage

Heating: Mains gas central heating & wood burning stove

Construction: Cob/Stone

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold

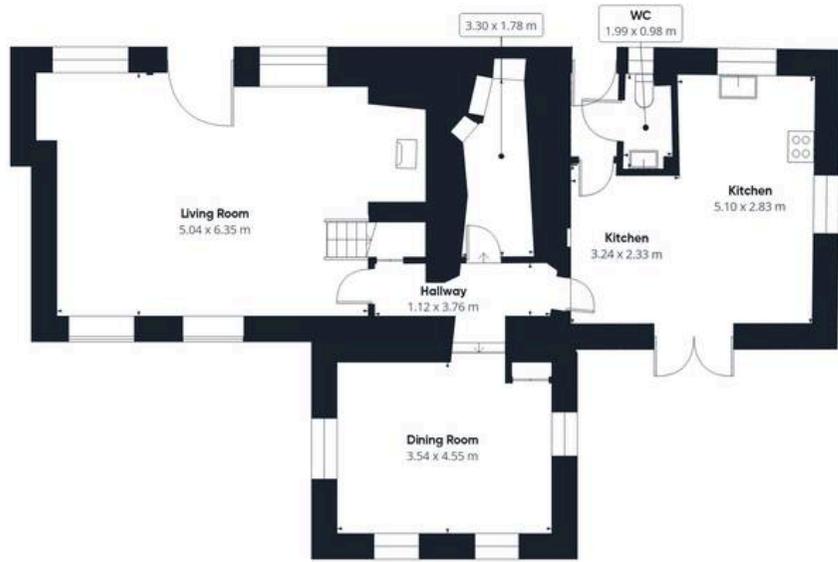
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



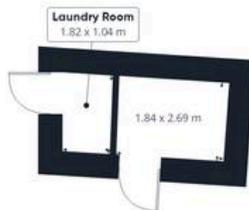




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾
182.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

ASHREIGNEY is a charming village between Exmoor and Dartmoor. The nearby towns of Chulmleigh and Winkleigh offer an excellent range of day-to-day amenities including healthcare, primary, and secondary schooling (all OFSTED Good). A little further afield are the larger towns of Torrington and Barnstaple. Coastal, walking, and riding pursuits are plentiful and, with easy access to A-road and rail networks, Ashreigney is a great option for those wanting a rural location without feeling remote.



DIRECTIONS : The village of Ashreigney can be accessed via the A377 or the A3124. Upon entering the village the property can be found just off the village green toward the Church marked with a Helmores board.

For Sat Nav: EX18 7LP

What3Words: ///unfounded.flinches.basket



Helmores

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