



The Forge



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Cheriton Bishop, Devon, EX6 6JQ

Exeter (12 miles), Chagford (11 miles), Crediton (7 miles), Exeter Airport (19 miles)

A charming and versatile five-bedroom home, rich in character features and offering flexible accommodation including a self-contained annexe.

- Lovely 5 bedroom family home
- Flexible layout
- Income potential
- Peaceful courtyard garden
- Parking for 3-4 cars
- No onward chain
- Easy access to Exeter via A30
- EPC Band D 59
- Council Tax Band E
- Freehold

Offers Over £575,000

SITUATION

The Forge occupies a delightful village setting within the highly regarded parish of Cheriton Bishop, surrounded by the rolling Mid Devon countryside and enjoying excellent accessibility to both the cathedral city of Exeter and the landscapes of Dartmoor National Park. The village offers a strong sense of community together with an active parish church, well-regarded doctors surgery, popular primary school, village hall and popular public house, whilst more comprehensive amenities can be found in nearby Exeter. The property is conveniently positioned for the A30, providing swift access westwards into Devon and Cornwall and eastwards to Exeter, where there are mainline rail connections to London Paddington and a wide range of educational, commercial and recreational facilities. The surrounding area is renowned for its attractive countryside, network of footpaths and bridleways, and opportunities for riding, cycling and country pursuits, making THE FORGE ideally suited both as a principal residence and a rural retreat.

DESCRIPTION

The Forge is a substantial and versatile five-bedroom village residence, of cob and stone build with a slate roof, offering flexible accommodation ideally suited to multi-generational living or income potential. The property can be enjoyed as an impressive family home or arranged as a three-bedroom main house with an adjoining two-bedroom letting wing/self-contained annexe. The accommodation is complemented by two family bathrooms, a private courtyard garden and a garage. In addition, the property benefits from roof-mounted solar panels, enhancing its energy efficiency and appeal for modern living.



ACCOMMODATION

The heart of property is undoubtedly the superb kitchen/dining room, a wonderfully light and spacious area featuring vaulted ceilings, exposed beams and doors opening onto the garden, creating an ideal space for both family living and entertaining. The kitchen is beautifully appointed with bespoke solid wood units and worktops together with an oil-fired Aga. A useful utility room lies adjacent, whilst the welcoming hall with its charming window seat provides an additional and versatile dining or seating area. The cosy sitting room centres around an impressive inglenook fireplace with woodburning stove, offering a warm and relaxing retreat. Also on the ground floor is a further bedroom, equally suited for use as a study or playroom. Stairs rise to two further bedrooms and the family bathroom. The principal bedroom is a particularly striking room with vaulted ceilings and exposed original timbers, whilst the bathroom is attractively fitted with a roll top bath and separate shower, together with access through to the second bedroom.

The annexe is easily accessed internally via a connecting door and, whilst perfectly arranged as a self-contained living space with its own external entrance, can equally function seamlessly as part of the main residence. The accommodation comprises a sitting room, kitchen/breakfast room and bathroom on the ground floor, with stairs rising to two spacious and characterful bedrooms together with a generous dressing area. The property further benefits from solar PV panels and oil-fired central heating.

GARDEN AND GARAGE

Outside, the delightful enclosed garden is arranged predominantly to lawn and wraps attractively around the house, complemented by mature shrub and flower borders together with a paved terrace ideal for outdoor dining and entertaining. A garage/workshop is situated to the end of the property, whilst gated access leads to a spacious driveway providing parking for two vehicles.

SERVICES

Utilities: Mains electricity and water

Drainage: Mains

Central Heating: Oil and two wood burners

Solar: E.ON

EE, Three, O2 and Vodafone mobile network likely available (Ofcom)

Standard and Superfast broadband available (Ofcom)

DIRECTIONS

what3words - [///polka.motored.ignore](#)



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.

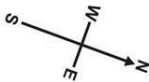


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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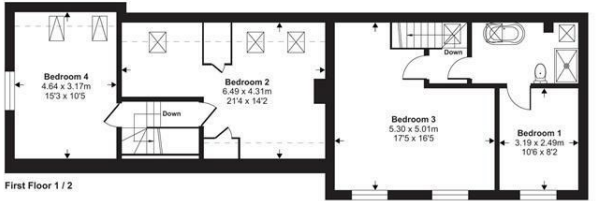
Denotes restricted
head height

Approximate Area = 2355 sq ft / 218.7 sq m (excludes garage)

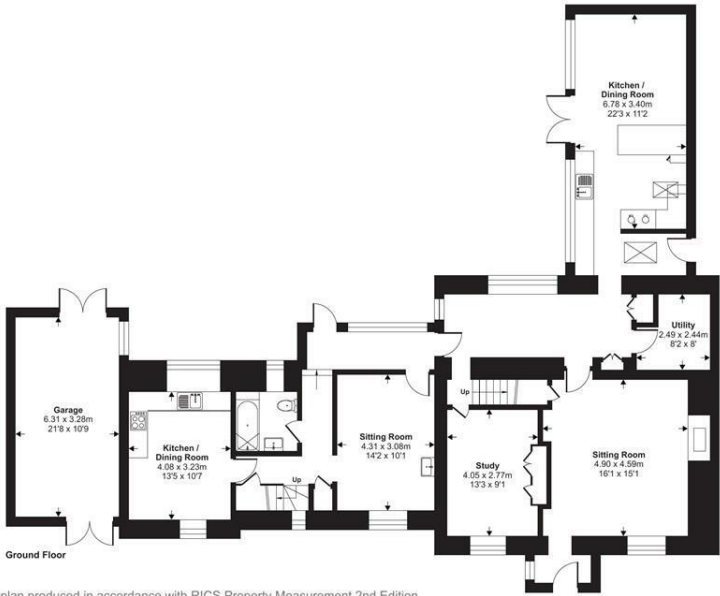
Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 2434 sq ft / 226 sq m

For identification only - Not to scale



First Floor 1 / 2



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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