



**THE OLDE FORGE**  
O.I.R.O £425,000

Delightful 4 Bed Cottage and Gardens in Tucked Away Location  
**BLACK TORRINGTON**

MILLER TOWN & COUNTRY  
exp UK





- » Spacious 4 Bedroom Character Cottage
- » Private and varied Gardens
- » Garage & Parking
- » Quiet Tucked Away Location
- » Popular Village Setting
- » Needing Some Cosmetic TLC
- » Oil Central Heating / Double Glazed

## The Property

As one meanders down the private winding path from the drive, it opens up into a large private courtyard, and the size of the house is fully appreciated. On entering the property there is a dual aspect kitchen/breakfast room with modern kitchen units and door to the private rear courtyard. From here you enter a large dual aspect living room with inglenook granite fireplace and inset woodburner. Beyond this is an inner hall/WC and a substantial light filled dining room. On the first floor are two bathrooms and four generously proportioned bedrooms, two with vaulted ceilings and large window, overlooking the front gardens and beyond to the open countryside.

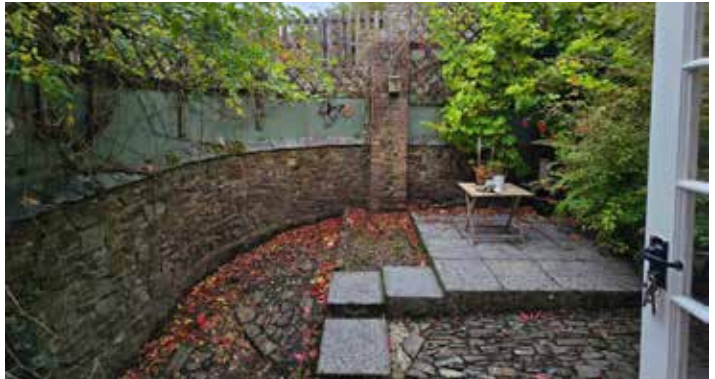


## Outside

The cottage is accessed via a shared drive which in turn leads to a private driveway providing access to the garage/workshop and parking for a further two cars. A pretty path leads through the gardens to the property and a large private courtyard adjacent to the house. Set above the courtyard is a good sized garden with a summerhouse, greenhouse and shed, offering great potential to once again become a lovely oasis.









## Location

Set behind the neighbouring properties in a secluded location bordering fields, this really is a hidden gem for those looking for a peaceful hideaway within a thriving village community with doctors, Church, vibrant Village Hall and Public House all within walking distance. The village sits above the River Torridge, famed for its trout and salmon fishing, and is surrounded by wonderful Devon countryside. The towns of Holsworthy, Hatherleigh and Okehampton are all within 10 to 15 minutes drive, and the north coast is about a 25 to 30 minute drive away offering sandy beaches and coastal walks.

## KEY INFORMATION

	4 Bedrooms		EPC Rating: E (48)
	2 Bathrooms		Council Tax Band: E
	2 Reception Rooms		Tenure: Freehold
	Two parking spaces and a garage		Broadband: FTTC *Per Ofcom
	Not Listed		Mobile Signal: Variable to good. *Per Ofcom
	Heating: Oil		Not suitable for wheelchair users
	Utilities: Mains electricity, water, drainage and solar panels.		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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### VIEWING:

Strictly through the vendor's sole agents  
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