



THE OLD FORGE

Plymtree, Cullompton, Devon EX15 2JY

Guide Price: £1,300,000

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THE OLD FORGE

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A delightfully situated Grade II Listed thatched house standing in 1.5 acres of mature gardens with Natural Swimming Pond and newly converted detached annexe.

- Detached south facing house comprising 2/3 Reception Rooms, 4/5 Bedrooms, 2 Shower Rooms and One Bathroom
- Recently converted one Bedroom annexe
- Mature level gardens with superb Natural Swimming Pond, Double Garage
- Lapsed planning consent for additional dwelling

SITUATION

Plymtree is a picturesque East Devon village surrounded by undulating countryside, with a history that dates back to The Domesday Book, at which time it was held by Odo Fitz Gamalin. Facilities on offer within the village include pub, pre and primary schooling, church and chapel, community run shop, village hall and cricket club, with Fordmore farm shop and café only two miles away. The usual country pursuits such as riding, shooting and fishing are available in the surrounding countryside, whilst the cathedral and university city of Exeter is approximately 12 miles away offering an extensive array of leisure, shopping and recreational amenities.

Whilst being only a short walk from the centre of the village, the property enjoys its own tranquillity, being surrounded by its mature grounds.

DESCRIPTION

The Old Forge is a wonderful detached family home surrounded by sizeable mature gardens having been in the current ownership for over 28 years. The house offers spacious and charming accommodation which has been tastefully extended in recent years. There are some lovely views to be enjoyed over the East Devon





countryside to Dartmoor in the distance. The property is excellently presented throughout and benefits from Nu Heat underfloor heating on the ground floor and central heating by radiators on the first floor provided by an Air Source Heat Pump.

ACCOMMODATION

A charming entrance porch and front door leads into a spacious reception hall, which then gives access to dining room with feature fireplace and windows to front and a living room with Inglenook fireplace and bread oven with wood burner stove and window overlooking rear garden. From the living room a doorway leads into the superb fitted kitchen breakfast room with oak framed glazed screening overlooking the gardens and fitted oak floor mounted units, central island and oil fired Aga. A further door then leads to the rear hall with back door, utility room, wet room and ground floor bedroom, although this room could easily be used differently to suit the occupier.

Off the first floor landing is a spacious master bedroom with en suite shower room, a further two double bedrooms, single bedroom and family bathroom.

THE ANNEXE

Approached from the driveway is the detached single storey Annexe with the front door leading into the open plan Kitchen/Living Room with oak flooring, Charnwood Tor Pico Stove, French doors opening onto Mediterranean style courtyard, fitted kitchen with dishwasher, fridge, freezer, microwave oven, induction hob, Quooker tap for filtered and instant boiling water and sink. Mini staircase leading to the Mezzanine: Cloakroom: Double Bedroom with en suite Shower Room. The French doors from the living area lead to a private walled Mediterranean style courtyard. The property is heated by Underfloor heating from the Air Source Heat Pump.

THE GROUNDS

The property is accessed via a sweeping gravel driveway with lawn and flower border which leads to a parking area and the annexe. A lane to the side of the property leads to the Garage and Workshop with storage above and adjoining Potting Shed. The stunning gardens are situated mainly to the rear of the main house and incorporate a delightful patio area and sweeping lawns interspersed with mature walnut tree, various fruit trees and shrub borders. Within the grounds is a beautiful NATURAL SWIMMING POND with oak framed Sun House housing pond pump. Beyond, there is a Greenhouse and productive vegetable plot, hen house and garden store.





SERVICES

Mains electricity (separate connection for the annexe)
Mains drainage
Oil Fired Aga
Central heating and under floor heating via Air Source
Heat Pump
Mains water
Photovoltaic panels
Fibre broadband

DIRECTIONS

From Exeter follow the B3181 through Pinhoe, Broadclyst and Budlake and at Hele Cross turn right, signed Plymtree and Clyst Hydon, onto Sidmouth Road. Follow this road for about two miles, passing Newcourt Barton on your left and at the T Junction turn left signed Plymtree. After ¼ mile, at Langford, turn right signed Plymtree and follow this road for about a mile, passing the Plymtree village sign, until reaching a T Junction by the church. At this point turn left and proceed along the road through the village for about ½ mile whereupon The Old Forge will be found on the left, shortly after passing Pencepool Orchard on the right.

LOCAL AUTHORITY

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ
Tel: 01404 515616

PLANNING NOTES

In 1982 a planning application for a single dwelling was passed (Ref 82/P1412) on the garden of The Old Forge. This permission has since lapsed and the matter has not been revisited during the current ownership.

DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.



The Old Forge, Plymtree, Cullompton, EX15

Approximate Area = 2029 sq ft / 188.4 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Annex = 685 sq ft / 63.6 sq m

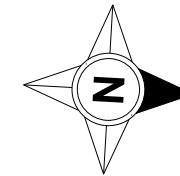
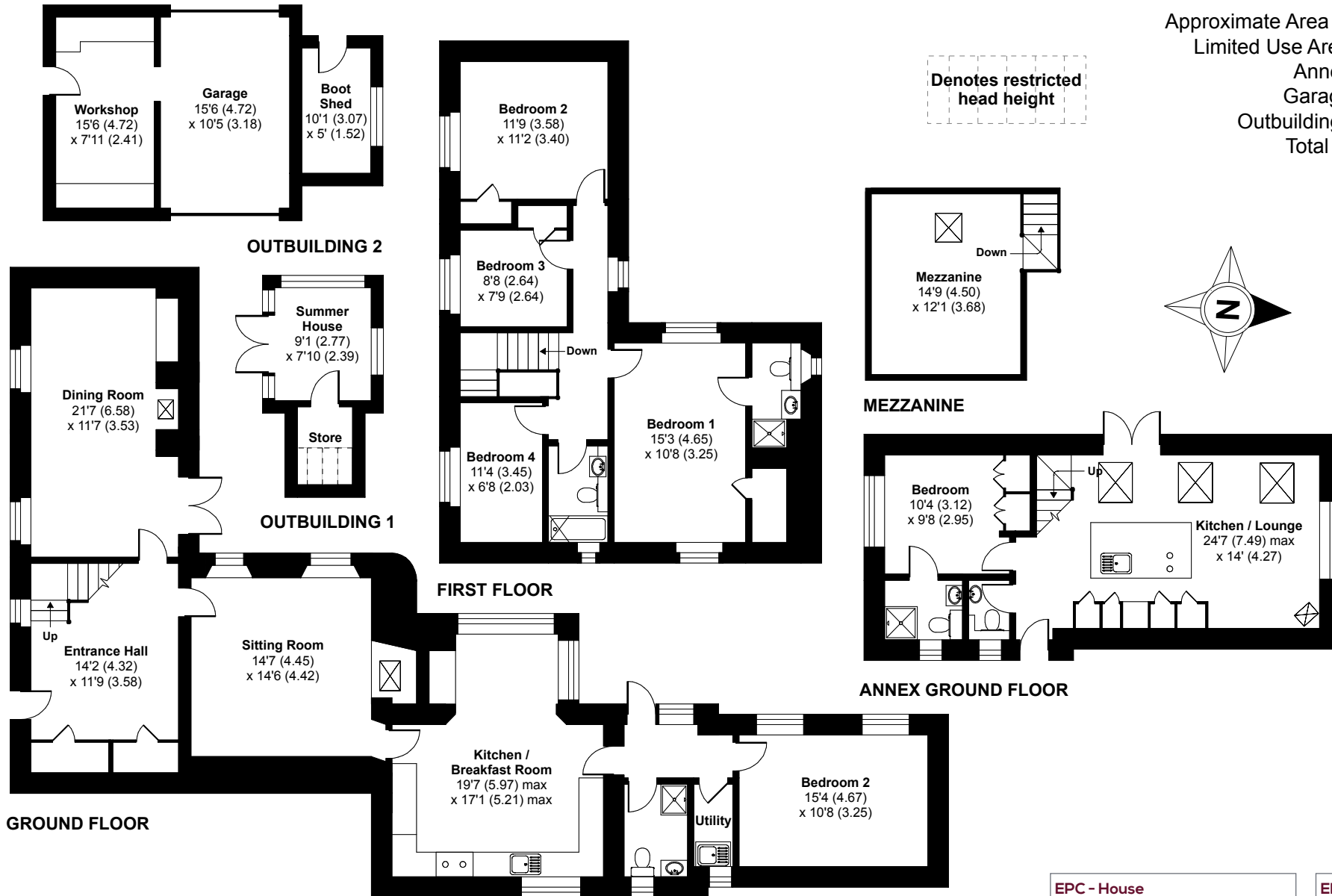
Garage = 295 sq ft / 27.4 sq m

Outbuildings = 139 sq ft / 12.9 sq m

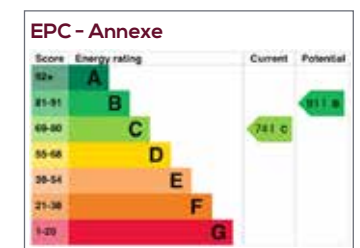
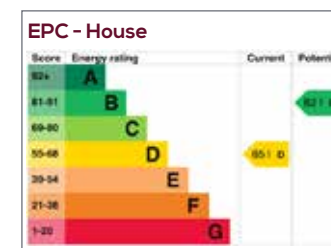
Total = 3161 sq ft / 293.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2021. Produced for Cardens Estate Agents T/A Students@Cardens. REF: 739910





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