



**THE OLDE FORGE**  
O.I.R.O £400,000

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

**MILLER** TOWN & COUNTRY  
Part of Smart Property Group



- » Spacious 4 Bed 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 leads to a private driveway providing access to the garage/workshop and parking for a further two cars. A 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
-  2 Bathrooms
-  2 Reception Rooms
-  Two parking spaces and a garage
-  Not Listed
-  Heating: Oil
-  Utilities: Mains electric, water and drainage
-  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
-  EPC Rating: E (48)
-  Council Tax Band: E
-  Tenure: Freehold
-  Broadband: FTTC \*Per Ofcom
-  Mobile Signal: Variable to good \*Per Ofcom
-  Not suitable for wheelchair users

## Miller Town & Country

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VIEWING: Strictly through the  
vendor's sole agents

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CONSUMER PROTECTION FROM  
UNFAIR TRADING REGULATIONS  
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