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The Old Forge, West Bagborough, Taunton, TA4 3EF

A mainly converted former forge with permission to convert into a two bedroom cottage in this popular Quantocks village.

Taunton - 8 Miles

• Partially converted outbuilding • Central village location • Kitchen • 2 reception rooms • 2 bedrooms • Off road parking • No onward chain •

Guide price £225,000

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Situation

The Old Forge is situated in the centre of the highly sought after village of West Bagborough which is on the south facing slopes of the famous Quantock Hills, designated as an Area of Outstanding Natural Beauty. There is direct access to the hills for those with walking and riding interests and the North Somerset coastline and the Brendon Hills are also easily accessible. The village of West Bagborough is within a conservation area and has local facilities which include a popular Inn called the Rising Sun, an ancient Church and a cricket club with a further selection of everyday amenities in the nearby villages of Crowcombe, Stogumber and Bishops Lydeard . The County Town of Taunton is approximately 9 miles to the South East and offers an extensive range of shopping and leisure facilities which also include Taunton racecourse and Somerset County

cricket club. Taunton is also well known for its excellent schools in both the state and private school sectors and has good communication links through its motorway junction onto the M5 and mainline railway station which has frequent services to London Paddington and the rest of the country.

Description

The Old Forge (as its name suggests) was the village's forge in Victorian times and latterly a garage and ancillary accommodation to Mayfield House which has been mainly converted to being a separate dwelling following some planning approval, to create a two bedroom cottage. The proposed plans are very similar to the current layout which in brief comprise a galley style kitchen, two reception rooms, and a shower room on the ground floor with two bedrooms on the first floor.



Accommodation

The property is entered from a door from the rear courtyard which opens into the dining room which enjoys a dual aspect and has laminate flooring which continues into the galley style kitchen. The kitchen is fitted with wooden fronted wall and base units and has an electric oven with four ring electric hob and a sink and drainer unit set into a laminate worktop. Access would need to be created into what would be a sitting room which when completed will enjoy a frontal aspect and will have a cupboard housing the central heating boiler. The downstairs shower room has partially tiled walls, walk in shower enclosure, WC and wash hand basin. Upstairs the accommodation is currently open plan, there are three large windows to the side and a window looking into the rear courtyard.

Outside

The property is accessed from the village lane with off road parking enclosed by new wooden fencing. A gate opens from the parking area to provide access to the rear courtyard which again is fully enclosed and predominately laid to gravel.

Services

Mains electricity, drainage and water, oiled fired central heating.

Directions

From Taunton head in a North Westerly direction on the A358 towards Minehead. Continue along the A358 passing the village of Bishops Lydeard and turning onto the B3227 before turning right sign posted West Bagborough, follow the road into the centre of the village and continue past the Rising Sun public house before coming to the property after a short distance on the right hand side.





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