



The Old Forge, Muchelney,
Langport, Somerset, TA10 0DL

Guide Price £430,000

3 bedrooms
Ref:EH001753



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Overview

- A detached three bedroom property offering single storey living.
- A delightful south facing rear garden.
- Oak doors and high ceilings.
- Central heating and double glazing.
- Multi-fuel stove in lounge.
- Rural village location.



A detached barn conversion offering single storey living in a charming rural village. With predominately stone elevations under a tiled roof the building was once a forge in its former life and also the village post office. The property now boasts three double bedrooms, a shower room, lounge, kitchen, dining room, garage and a wonderful south facing garden. Other benefits include oil fired central heating, double glazing, multi-fuel stove and higher than average ceilings.



Accommodation: A UPVC part glazed door opens into:

Entrance Hall: There is one radiator, doors open to:

Bedroom 1: 11' 2" x 10' 9" (3.40m x 3.28m)

This room has a double glazed window to the rear and one radiator.

Bedroom 2: 11' 3" x 8' 11" (3.42m x 2.72m)

This room has one window to the front elevation and one radiator.

Lounge: "L" Shaped 14' 8" x 7' 7" (4.46m x 2.30m) + 12' 7" x 10' 5" (3.84m x 3.17m)

A wonderful dual aspect room with a double glazed window to the front and French doors to the rear that open onto the patio area. A multi-fuel stove with a slate hearth and mantel over creates focal point. There are two radiators and doors lead off to:

Bedroom 3: 10' 7" x 9' 3" (3.22m x 2.83m)

There is one window to the front, one radiator and a loft entrance hatch that leads to a loft that is part boarded with a light.



Kitchen: 11' 1" x 10' 8" (3.37m x 3.24m)

The fitted kitchen comprises a range of light cream coloured floor standing, wall hung, glass fronted display cabinets with solid worktops and a tiled splashback. An undercounter Belfast sink has a mixer tap over, space and plumbing to one side for a dishwasher. There is space for an under counter fridge, a built in Whirlpool electric oven and an electric hob with extractor hood over. There is an opening to:

Dining Room: 14' 0" x 8' 11" (4.27m x 2.72m)

A light filled room with windows to three aspects, the largest offering a great view of the garden. There is one radiator and a part glazed door to the side offers pedestrian access to the garden.

Door from the kitchen leads to:

Inner Hall:

A door to useful storage cupboard that has a double glazed window to the rear and hanging space suitable for coats. A door from the hall leads to:

Shower Room: 7' 11" x 7' 10" (2.41m x 2.39m)

A walk in glass shower enclosure has shower panels to the walls and a Mira electric shower. There is a heated towel rail, double glazed window to the side, a low level W.C, a



sink set in a vanity unit with storage under and a mirrored cabinet over, a further airing cupboard provides useful storage on slatted shelves.

OUTSIDE

Front: There is an area laid to blue slate chipping and lavender adjacent to the front elevation, this was used by the previous owner as off-street parking. To the right side a tarmac drive leads to a detached garage.

Side: An area laid to low maintenance with a flower bed, path with a gate that gives pedestrian access to the rear garden. The oil fired boiler is located here.

Rear: One of the outstanding features of this property is the rear garden, laid out in a cottage style there are areas designated for wild flowers, wildlife, lawned areas and flower beds. A patio adjacent to the rear to the property offers a space for alfresco dining, a range of mature shrubs and trees include a Magnolia tree and an old apple tree. The shed and the gazebo are included in the sale with panel fencing and stone walling to the boundaries. The oil storage tank is located behind a screen to the rear of the garage.



Garage/Workshop: 17' 6" x 11' 10" (5.34m x 3.6m)

An Up and Over door gives vehicular access to the front, with a window to the side, a doorway leads to: Workshop: 11' 9" x 8' 10" (3.58m x 2.70m) A window to the rear and pedestrian door to the side. Light and power is connected.

Services: Oil fired central heating, mains electric and water, the sewerage is private and on a septic tank. The owner informs us the septic disperses into a soak away and not a water course and that there has been no issues with it.

Amenities: The welcoming and popular hamlet of Machelney is famous for it's Abbey, Parish Church and nearby John Leach's pottery. It sits in a beautiful part of the Somerset Levels and has easy access to the bustling town of Langport where you will find a range of facilities fulfilling most day to day needs, with a Tesco store, medical centre, various churches and schools for all ages including the well known Huish Episcopi Secondary School which now has a Sixth Form. The town of Langport lies only 8 miles north of the A303 which connects to the national motorway network and



is well placed for the larger towns of Taunton with it's main-line railway station (London/Paddington), Bridgwater and Yeovil (Waterloo and Paddington). The Dorset coast is approximately 25 miles away.

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

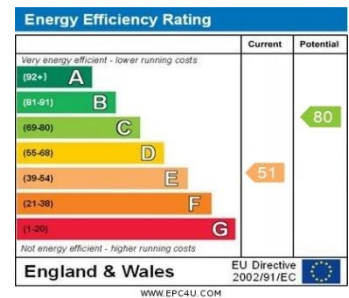
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GROUND FLOOR



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