



## Park Lane

Carhampton TA24 6NL

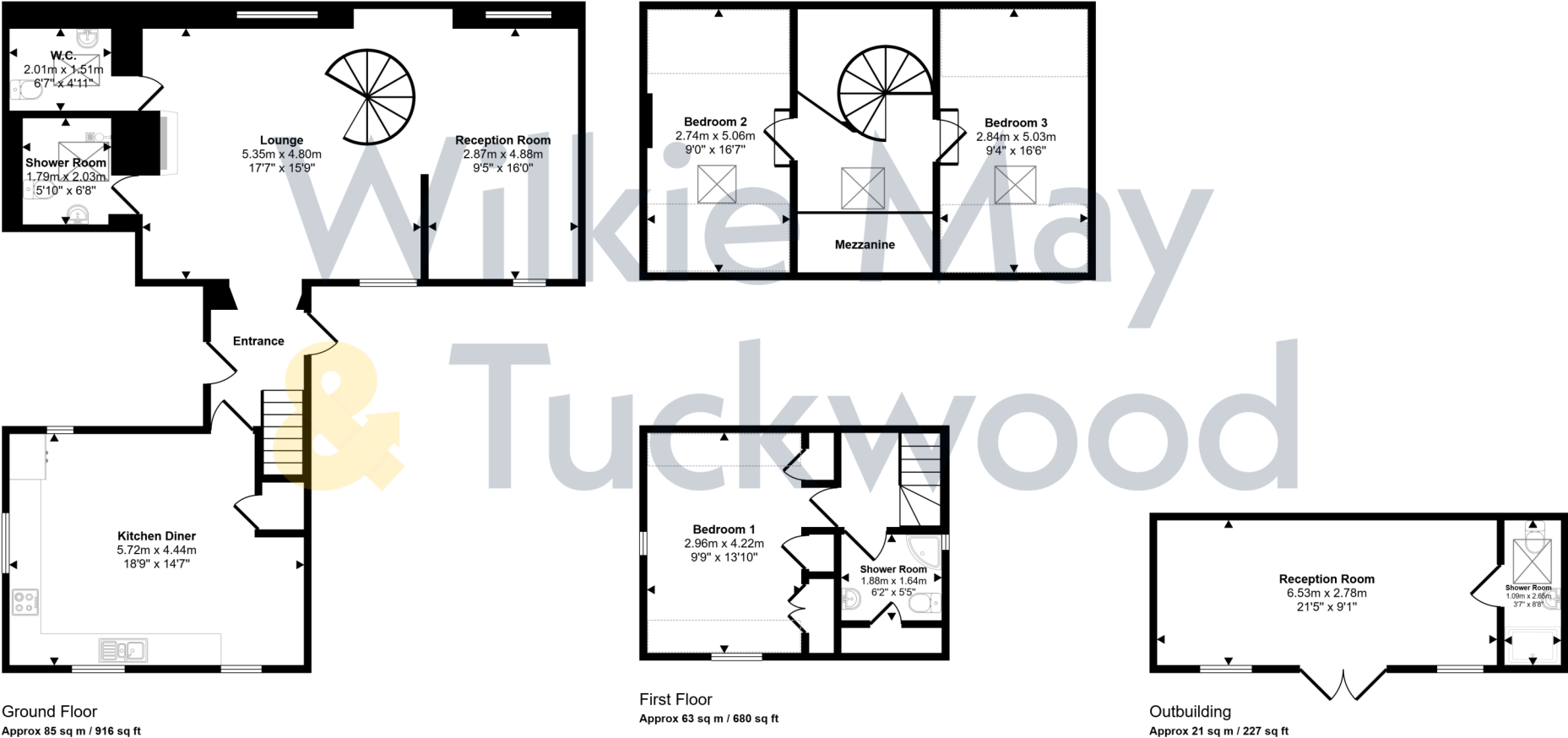
Price £450,000 Freehold

			N/A
3	2	3	EPC

**Wilkie May**  
& **Tuckwood**

# Floor Plan

Approx Gross Internal Area  
169 sq m / 1823 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

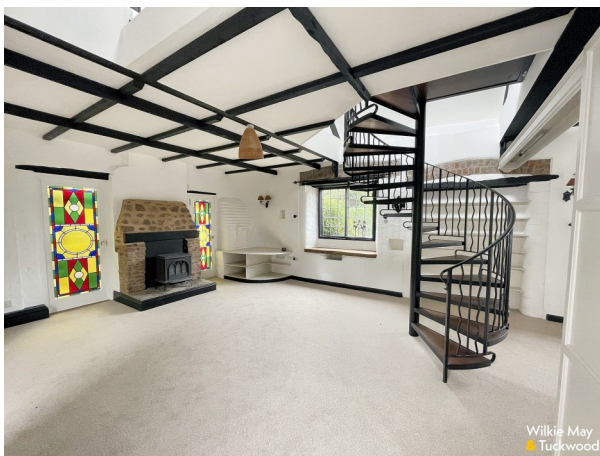
A rare opportunity to purchase a most unusual Grade II listed former forge with separate annex situated in the heart of the sought-after village of Carhampton, offered for sale with NO ONWARD CHAIN.

The property has been extensively renovated by the current owner to provide comfortable three-bedroom accommodation with a large lounge, large fitted kitchen diner, shower rooms on the ground and first floors and the separate annex with shower room.

There is also a low maintenance garden and off road parking.

Internal viewing is highly recommended to appreciate the quirky accommodation offered.

- Village location
- 3 bedrooms
- Separate annex
- Courtyard garden and parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom cottage.

The accommodation comprises in brief: entrance through front door into hallway with stairs to bedroom three, open access to the lounge and door into the kitchen diner. The lounge is a large, double aspect room with windows to the front and rear, spiral staircase up to bedrooms one and two and a screen division to a further reception area which also has windows to the front and rear. There is also an attractive stone fireplace and fitted shelving.

On either side of the fireplace there are stained glass paneled doors, one to a fitted cloakroom with velux window and the other to the fitted ground floor shower room also with velux window.

The kitchen diner is a large triple aspect room fitted with a range of wall and base units, sink and drainer incorporated into wooden work surface with wooden upstands, tiled floor and integrated appliances to include dishwasher, tumble dryer, oven and



hob with extractor hood over, fridge and freezer. There is also an understairs cupboard and ample room for a large table and chairs.

Bedrooms two and three are accessed via the spiral staircase with both bedrooms and the landing having velux windows. Bedroom one is accessed from the kitchen diner and has windows to the front and side, fitted wardrobes and a separate fitted shower room with eaves storage. All three bedrooms have some restricted head height.

Outside there is off road parking to the side of the property. To the rear there is an area of garden laid with gravel for ease of maintenance and a path leading to the recently constructed detached annex which has a large room with windows to the front and French doors opening out to the garden. There is also an en-suite shower room with velux window.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** ~~///noble.evaded.overheat~~ **Council Tax Band:** TBA

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely

**Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared May 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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