



Forge House











# Forge House

Lydeard St. Lawrence, Taunton, , TA4 3RX

Taunton 9 miles, Bishops Lydeard 3 miles, Taunton Railway Station 8.5 miles, M5 Junction 25 10.8 miles

A well proportioned and extended family home which has been beautifully renovated whilst retaining many original features and character.

- Spacious family home
- Modern kitchen/dining/family room
- Four double bedrooms
- Garden and courtyard
- Freehold
- Original features
- Two reception rooms and study
- Two bathrooms, one ensuite
- Double car port
- Council Tax Band F



Guide Price £795,000

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## SITUATION

Forge House is situated in the heart of Lydeard St Lawrence, a popular west Somerset village which has a primary school, parish church, village hall and a cricket ground. Bishops Lydeard is 3 miles away and has a shop, doctor's surgery, library, 3 public houses and a garage. Taunton has an excellent range of shops, schools in the state and independent sectors, county cricket ground, race course and a mainline railway station. There is also access to the M5 motorway junction. The Quantock Hills are an area of outstanding natural beauty where many miles of footpaths and bridleways can be found as well as providing access to the northern coastline and Exmoor National Park is within easy driving distance.

## DESCRIPTION

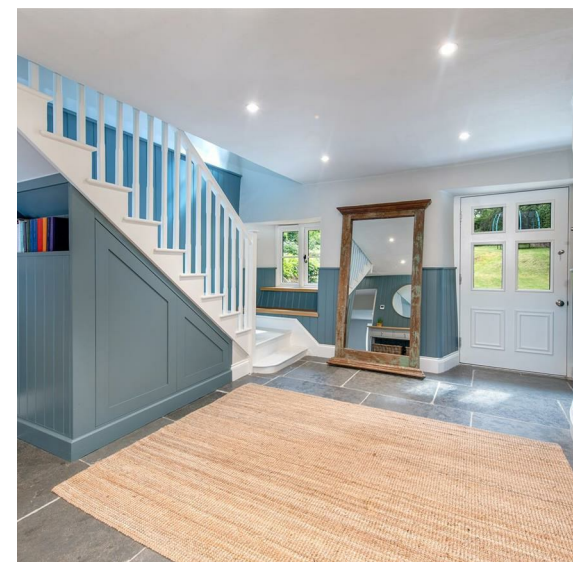
Forge House is a delightful family home which has been lovingly renovated and extended by the current owners to provide spacious accommodation including two large reception rooms, large entrance hallway, study for home working and a beautiful kitchen/dining/family room which really is the hub of the home. There are four double bedrooms with the master having an ensuite. There are pretty cottage gardens to the front and a generous enclosed courtyard to the rear of the house.

## ACCOMMODATION

From the front door you enter into a large central hallway with flagstone floor with stairs leading to the first floor, under stair storage, a door to the left leads to the living room which is a lovely dual aspect room centering upon a feature inglenook fireplace with bread oven door and wood burning stove, wooden floorboards and door to the rear courtyard. To the right of the hallway is the lounge which has a window overlooking the front garden, fireplace with wood burning stove and wooden floors. A couple of steps lead down to the cloakroom with wc and washbasin. A separate couple of steps lead to the second hall which overlooks the rear courtyard with door to the home office, formerly the kitchen, and leads on to the kitchen/dining/family room.

This really is the hub of the home and has been cleverly created using a timber frame extension with oak beams. The room benefits from a full height ceiling with roof lights, oak framed windows the full length of the room overlooking the courtyard with French doors also in oak leading out and flagstone floor. The kitchen has been beautifully fitted with a range of custom, hand made, Shaker style units and integrated appliances to include fridge, freezer, dishwasher and a range cooker with extractor over and Belfast sink. There is also a useful utility room with plumbing for washing machine and also houses the central heating boiler.

To the first floor the landing leads to two double bedrooms, one with fitted cupboards, the master bedroom with ensuite bathroom with wc, bath, washbasin and separate shower. (NB there is limited head room in the bathroom), a couple of steps leads down from the landing to the family bathroom with wc, washbasin, bath and separate shower, and the fourth bedroom which overlooks the rear.







### OUTSIDE

To the front of the property the gravel entrance path leads across the lawn to the front door and a further gravel area running along the front of the house where a mature wisteria takes pride of place on the facade and garden wall. The garden is walled, and is laid mainly to lawn with shrub and herbaceous borders planted with lavender, roses and verbena to name but a few. To the rear the house wraps around an enclosed and very private courtyard, which is a real suntrap and an ideal place to dine in the open air.

From the courtyard there is access to the double carport which has space for two cars with a further parking area next to the lane.

### SERVICES

Mains water and electricity. Private drainage, Oil fired central heating. Standard and superfast broadband 79-80 Mbps available (source - Ofcom and Open Reach). Mobile coverage likely outside EE, Three, O2 Vodafone (source - Ofcom). Please note the agents have not inspected or tested these services.

### DIRECTIONS

Proceed out of Taunton on the A358 Minehead road. Shortly after passing the village of Bishop's Lydeard the signs for Lydeard St Lawrence will be found on the left hand side. Follow the signs for Lydeard St Lawrence and upon entering the village continue past the village hall on the left, around the bend which sweeps right and the property can be found after a short distance on the left hand side.



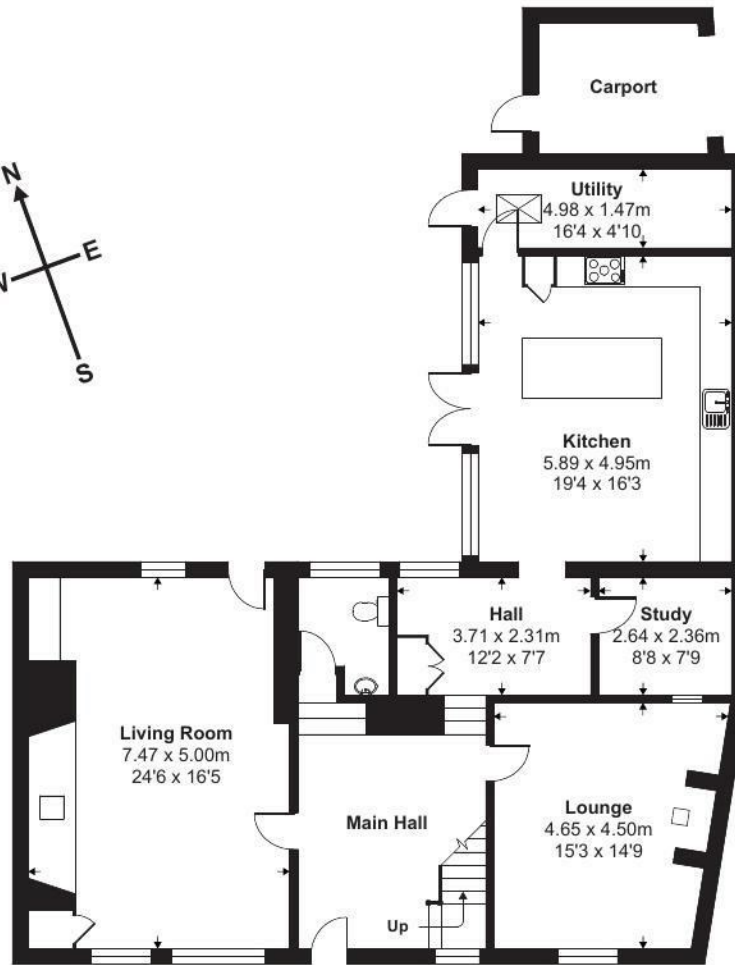


Approximate Area = 2471 sq ft / 229.6 sq m (excludes carport)

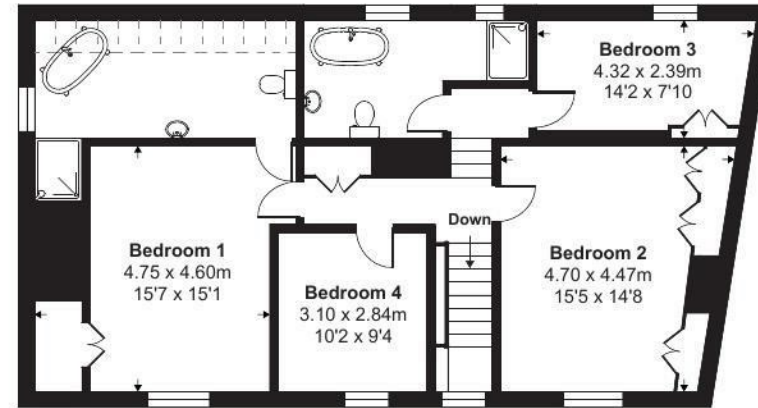
Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 2504 sq ft / 232.6 sq m

For identification only - Not to scale



Ground Floor



First Floor

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1165787



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







