



Brompton Regis, Dulverton, TA22 9NN

welcome to

Old Forge, Brompton Regis, Dulverton

Enjoying views towards local countryside & situated within the Exmoor National Park is this beautifully presented country cottage which has been sympathetically modernised by the current owners whilst benefitting from oil fired central heating, double glazing, enclosed garden & off road parking.



Double Glazed Front Door

Leading to

Entrance Lobby

With limestone flooring, open doorway to reception room/study, door to

Cloakroom

Double glazed window to side, wash hand basin, low level WC, limestone flooring.

Reception Room/ Study

13' 9" max x 12' 5" max (4.19m max x 3.78m max)
Double glazed window to rear, limestone flooring with underfloor heating, radiator, wall light point, built in understairs cupboard. built in cupboard housing the oil fired boiler serving the domestic hot water and central heating systems, staircase rising to first floor landing, doors to

Lounge

22' max x 11' 10" max (6.71m max x 3.61m max)
A triple aspect room with double glazed windows to front and rear, double glazed sliding doors to the side, fitted carpet, two radiators, telephone point, inset log burner in decorative stone fireplace with slate hearth.

Kitchen/ Breakfast Room

13' 4" max x 12' 10" max (4.06m max x 3.91m max)
Double glazed windows to front, a modern range of fitted grey base and wall level units with under lighting, worktop surfaces, inset sink unit, integrated dishwasher, electric AGA with tiled splashbacks, larder cupboard, display cabinets with lighting, space for fridge freezer, inset ceiling spotlights, limestone flooring with underfloor heating.

First Floor Landing

With fitted carpet, built in airing cupboard, access to roof space, doors to

Bedroom One

12' 9" x 9' 11" (3.89m x 3.02m)
Double glazed window to front enjoying views towards local countryside, radiator, fitted carpet.

Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m)
Double glazed windows to front and side enjoying views towards local countryside, fitted carpet, built in wardrobes, radiator.

Bedroom Three

12' 3" max x 11' 5" max (3.73m max x 3.48m max)
Double glazed windows to rear and side, fitted carpet, radiator.

Bathroom

Double glazed window to rear, a modern fitted suite comprising freestanding bath with Victorian style mixer tap/shower attachment over, pedestal wash hand basin, low level WC, shower cubicle, part tiled surrounds, vinyl flooring, extractor unit, heated towel rail.

Outside

The property is approached via double timber gates providing access to the driveway offering off road parking and access to the garden and the cottage. Steps lead to

the garden which is predominately laid to lawn bordered by mature hedging and timber fencing as well as a variety of herbaceous plants and shrubs. The garden extends through a pedestrian gate to the vegetable garden with greenhouse and 10m x 8m garden shed.

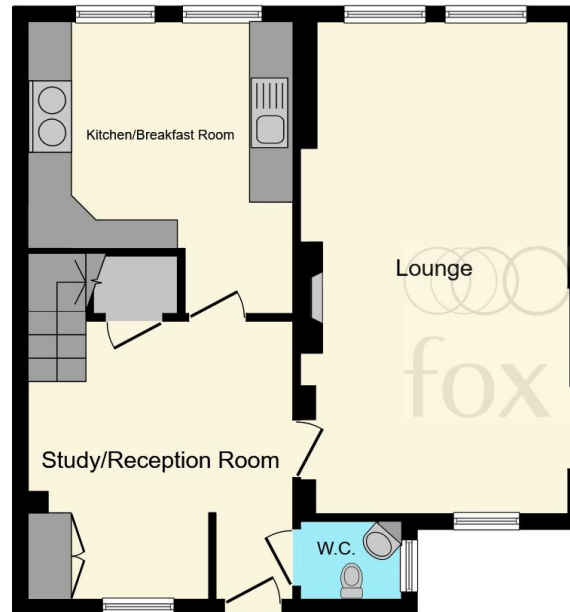
To the rear of the cottage is an courtyard area which makes an ideal area for alfresco dining and access to the front door.

Location

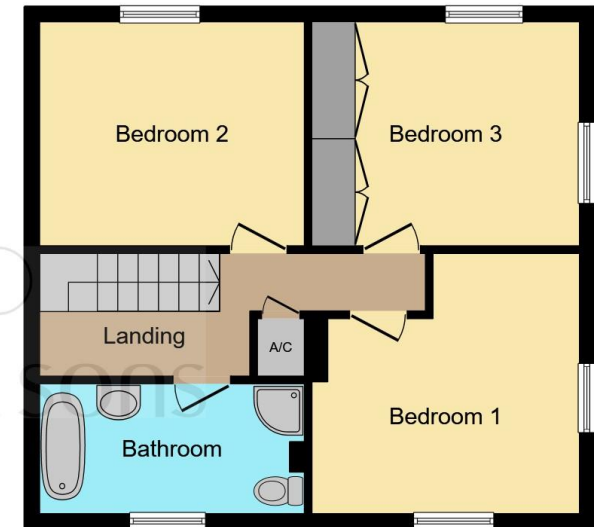
Located close to the picturesque Wimbleball Lake with its wide variety of water based activities, The Old Forge is situated within the Exmoor village of Brompton Regis which provides a range of amenities like The George Inn, locally run community shop, and the village hall. A further range of amenities can be found c. 6 miles away in the popular Exmoor town of Dulverton where facilities like doctors, dentist and schools are located.

Council Tax Band

D



Ground Floor



First Floor



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welcome to

Old Forge, Brompton Regis, Dulverton

- Popular Exmoor Village of Brompton Regis
- A Well Presented Country Cottage
- Views towards Local Countryside
- Triple Aspect Lounge - Kitchen/Breakfast Room - Three Bedrooms
- Enclosed Garden - Off Road Parking

Tenure: Freehold EPC Rating: E

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106870 - 0003

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk