



Old Forge Cottage



Milverton 1 mile Wellington 5 miles Taunton
9 miles

A well appointed detached property providing spacious accommodation with garage and lovely rural views.

- Four Bedrooms
- Family Bathroom & Shower Room
- Kitchen/Dining Room
- Sitting Room
- Snug/Sun Room
- Utility & Cloakroom
- Rear Garden
- Garage & Outbuilding/Home Office
- Freehold
- Council Tax Band F

Asking Price £550,000

SITUATION

Situated in a small hamlet on a road between Milverton and Wiveliscombe, and is ideally located for good access to both. Wiveliscombe is within 3 miles, with it's excellent secondary school and sports facilities and Wellington 5 miles where a greater selection of facilities can be found together with easy access to the M5 motorway situated on the outskirts of the town.

DESCRIPTION

The property has been updated through out and comprises of entrance porch, entrance hall to the front and a further entrance to the side of the property by the driveway. The accommodation comprises of a spacious entrance hall, spacious sitting room, open plan kitchen/dining room, snug/sun room, utility and cloakroom. On the first floor are four bedrooms all with a pleasant aspect over the countryside, family bathroom and further shower room. Outside are landscaped garden and a outbuilding which could be used as a home of office/gym and garage/workshop. Internal inspection recommended.

ACCOMMODATION

There are two entrances to the property, one via the front porch and one at the side from the driveway. Access from the side entrance door to the entrance hall with access to the ground floor accommodation. Stone tiled flooring, wooden doors to all rooms. Under stairs storage cupboard. Downstairs cloakroom with low level W.C with wall hand basin, continuation stone flooring. Utility room with a continuation stone tiled floor, eye and base cupboards with worktop over and inset ceramic sink unit. Plumbing for washing machine. Double glazed window and door to rear garden. Kitchen/dining room, a lovely room great for entertaining with a range of eye and base units to one wall. with worktops over with inset sink unit. Built in dishwasher and range style cooker with extractor over and tiled splashbacks. Space for free standing fridge freezer. Continuation stone tiled flooring and archway through to snug/sun room with log burner, windows to rear and side door to garden. Sitting room with door on front porch, windows to front and side. Log burner on a stone hearth brick lintel over. Exposed

beams to ceiling.

First floor landing gives access to the remainder of the accommodation, with exposed beams and window to side. There are four bedrooms all with lovely views with the master benefitting from being dual aspect and a good size. There is family bathroom and separate shower room.

OUTSIDE

The property offers a good sized enclosed garden with mature trees and shrubs and has an area of patio lawn and vegetable bed. A gateway at the side leads to the driveway with off street parking for 2-3 cars. This leads to a detached garage, with power, light and up and over door. Behind the garage is a useful outbuilding with power, light and a separate telephone line wich would be ideal for a home office and is currently been used a gym.

SERVICES

Septic tank. Electric car charger. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside with EE, Three, 02 and Vodafone (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Wellington proceed north out of town towards Milverton. Turn left at Runnington and follow the signs to Langford Budville and then Wiveliscombe. Continue past Langford Budville, following directions to Wiveliscombe. Continue past Langford Lakes and Bindon Lodge on the right, and then past Springrove Cross it is signed right to Milverton and left to Bathealton. Drop down through the woods and the road widens, showing two properties on the Right. The second is the Old Forge.



Approximate Area = 1619 sq ft / 150.4 sq m
 Garage = 345 sq ft / 32 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 2048 sq ft / 190.3 sq m
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1136505

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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy related - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	79

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