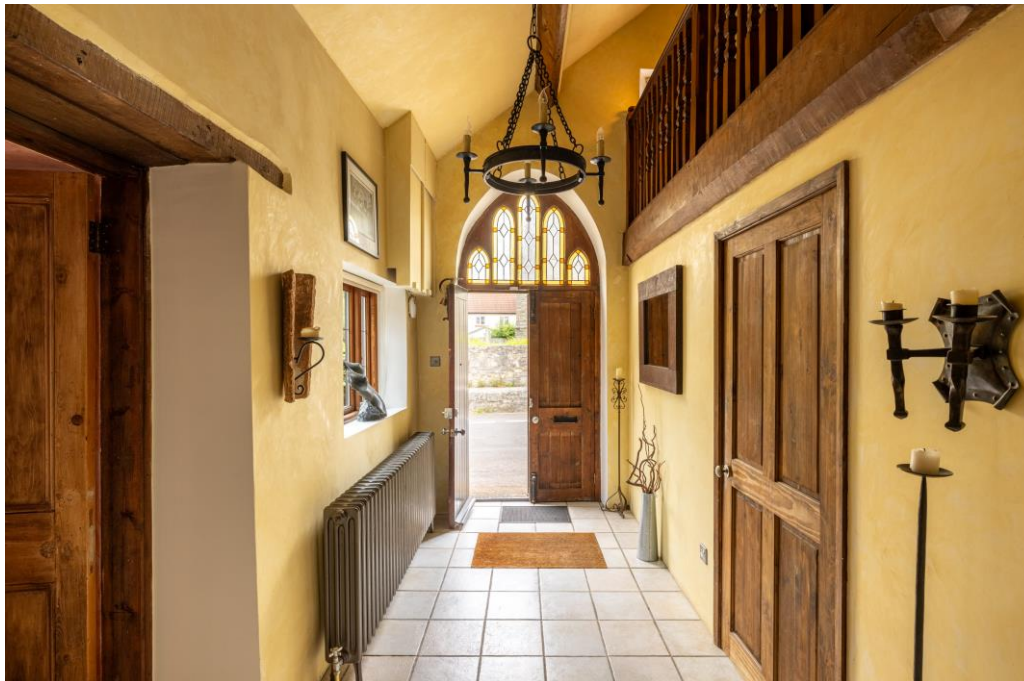


LODESTONE



The Old Forge, Stawell





The Old Forge, Stawell

TA7 9AD

Guide Price: £650,000

3  Bedrooms

2  Bathrooms

1  Receptions

PROPERTY FEATURES

- Idyllic village setting opposite church
- Unique period property
- Not listed
- Large reception room with open fire
- Ample parking and garage
- Pretty, south facing garden
- Virtual tour available on request





In an idyllic and peaceful Somerset village, The Old Forge has been lovingly restored and updated over the years to create a truly unique and fabulous house. The building is believed to date back to the 1700's and has the huge benefit of being unlisted. It was converted in the 1980's, and then totally renovated in 2004 by the current owner to create the charming period home it is today.

The extensive renovation has been completed to a high standard throughout, with a keen eye for detail. Numerous beautiful original features have been retained including exposed stonework and timbers. It is these fabulous additions that give this home its truly unique status, which include stunning French Oak flooring, reclaimed pitched Pine leaded windows, double glazing and bespoke stained glass features. Most notably and unusually, high quality reclaimed cast iron radiators are featured throughout the property, adding to the quality feel that strikes you upon entering. Outside, the stone facade and pretty window balustrades greet you, and your eye is instantly drawn to the truly splendid oak double doors with bespoke stained glass inserts above. Once inside you arrive in the impressive triple height entrance hallway with exposed beams and specialist paint effects and you realise this is no ordinary property, but absolutely a one off.



Set over three discreet levels, steps from the hall lead you up to the main living space. This wonderful, large, light and airy room features beautiful exposed stone walls and French Oak flooring. It really is a room to live and entertain in, with enormous space for relaxation, dining and entertaining. An attractive Jetmaster open fire is set within a Blue Lias stone surround with slate hearth, and double doors beyond open out to the pretty patio and garden. Flowing seamlessly from the dining area is the well-appointed kitchen with cream shaker style units, integrated fridge, freezer and dishwasher, double sinks, Zanussi electric oven and hob with extractor fan. The Master bedroom suite is on this level. There is access to a large loft space, just one of three lofts in the house, making storage space abundant throughout. It has its own bathroom complete with Victoriana fittings, traditional shower, roll top bath and a high-level WC.





Stairs lead up from the hallway to a mezzanine, with picturesque views across to the church beyond. This area is ideal as a home office and provides additional sleeping accommodation if required. A discreet storage area is plumbed for a washing machine and tumble drier. Doors from either side of the hallway lead to two further double bedrooms, one being a large, double height luxurious guest suite, flooded with natural light through triple velux windows and features floor to ceiling wardrobes and an ensuite shower and WC.

Outside

The very pretty and private south facing garden has a Mediterranean feel and features a large sandstone paved terrace directly off the house, ideal for dining and entertaining. From here steps lead up to an extensive lawn with fruit trees, mature planting and hedging, and a further seating area at the rear. There is also a substantial summer house which fulfill a variety of uses. A gate leads around the side of the house to a Drive and garage. There is parking for several vehicles here, plus further parking is available on the roadside beside the house.

Vendor's statement

“We fell in love with The Old Forge almost 20 years ago, originally looking for a converted church/chapel, we ended up here in a home that looked like one from the outside! The character really “spoke” to us. New visitors are always amazed and highly complimentary about our home, so we feel it definitely has a wow factor! Coming from London/home counties, we have found it peaceful and relaxing living in the village, which has a low threshold of vehicles travelling through - in fact, a horse is often a more likely commuter... A friendly “hello” from neighbours often greets you when you leave the front door which is a lovely feeling! Superb walks from the doorstep constantly offer something new. Sheep, cows, goats, horses, donkeys - even deer (if you are out early enough) and alpacas are all here. Events such as hog roasts and even black tie Balls take place yearly in the Village hall - often with live music. It also provides an easy way to meet new residents.



We love the cosy open fire in winter, barbecues in summer and the colours of autumn.... In good weather sitting on the patio taking morning coffee honestly feels a bit like you're permanently on holiday. The ease of travel to the M5 or A303 is also a huge bonus to us. We should mention our GP surgery close by is exceptional. It is a special home and we are only moving as we unexpectedly need substantially more space. We will be sad to leave Stawell and The Old Forge."

Situation

Stawell is a pretty village in the district of Sedgemoor situated on the southern slopes of the Polden hills. The village has a very friendly community with a church and a village hall, hosting many varied activities and clubs. There are orchards, woods and farmland in the surrounding area and many footpaths for walking. The village is good for cycling being situated on a Sustrans cycle route, and also benefits from being on a bus route. Stawell is conveniently situated near Street, Bridgwater and Glastonbury where all the usual amenities are located. Edington, just over a mile away has a shop, post office and an excellent doctor's surgery. Clarks Village shopping centre is a few miles away. Junction 23 of the M5 is approximately 4 miles away, and the county town of Taunton is reached via a short drive along the motorway at Junction 25. There are rail links in Taunton, and both Bristol and Exeter airports are less than an hour's drive away.

Schools

There are a number of excellent state primary, secondary and independent schools in the area that include Millfield, Strode College in Street and the Taunton schools.

Directions

Postcode: TA7 9AD

What.3.Words: fresh.seashell.diet

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: D

Guide Price: £650,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard – built from an Old Forge.

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil-fired central heating

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: For up to 4 vehicles

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: Access over driveway for property at the rear.

Flood Risk: The property has never flooded <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity.

Accessibility/Adaptations: N/A

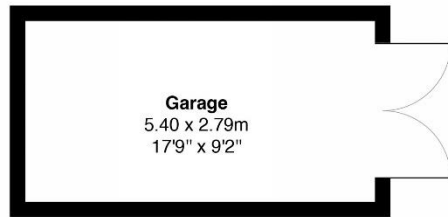
Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

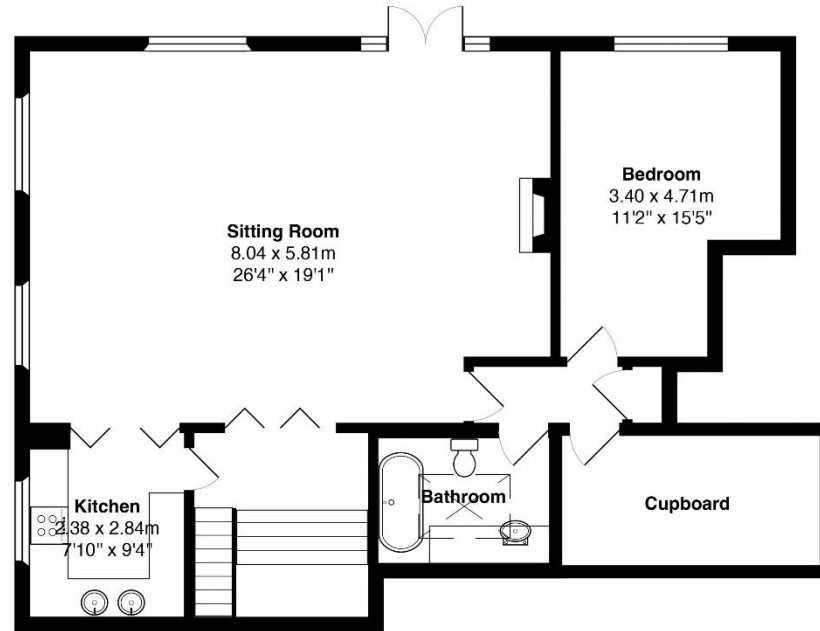
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

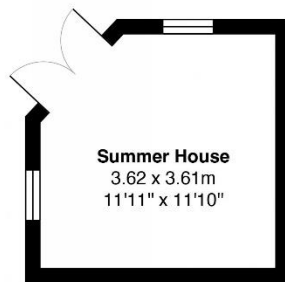
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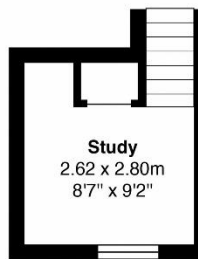
Area: 15.1 m² ... 162 ft²



Ground Floor
Area: 91.1 m² ... 981 ft²

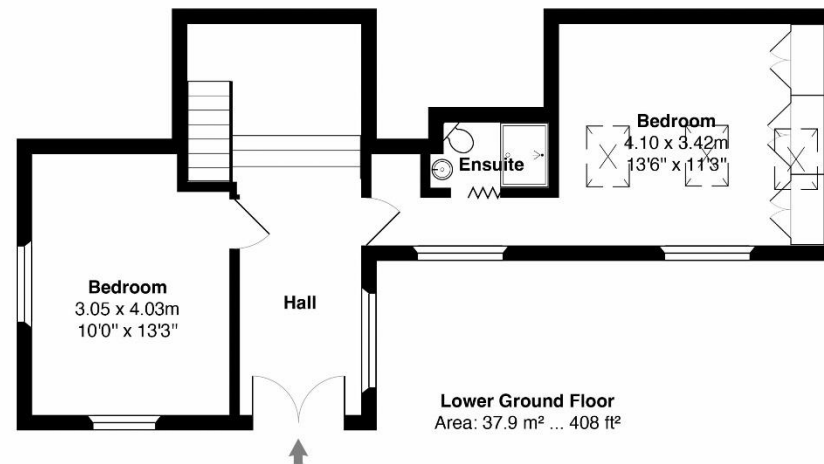


Area: 12.2 m² ... 131 ft²



Mezzanine Floor
Area: 7.34 m² ... 79 ft²

Approximate gross internal floor area of main building - 136.3 m² / 1,468 ft²



Lower Ground Floor
Area: 37.9 m² ... 408 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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