



The Old Forge



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Wheddon Cross, Minehead, TA24 7EG

Wheddon Cross 1.5 miles. Exford 3.5 miles. Taunton 25 miles

A character former forge situated in the heart of the Exmoor National Park with access to unbeatable walking and riding, garden, stable block and 2.79 acres of paddocks. EPC Band E.

- Character former forge
- 2 reception rooms
- 3 double bedrooms 3 bath/shower rooms
- Garden
- Garage/workshop
- Stables and paddocks
- Excellent riding and walking
- Freehold. Council Tax Band C.

Guide Price £650,000

SITUATION

The Old Forge is located in the hamlet of Luckwell Bridge in the heart of Exmoor National Park.

The surrounding countryside offers endless opportunities for walking and riding, especially riding. The popular villages of Wheddon Cross and Exford are nearby and both have active village shops and communities. The town of Dulverton is only 11 miles, with further available amenities. Dunster, 8 miles away, is a beautiful medieval village boasting its own Castle and a Medieval Yarn Market. The County Town of Taunton is 25 miles away and the Cathedral City of Exeter lies approximately 37 miles south of the property. Both provide good recreational and retail facilities as well as access to the M5, fast rail links and flights from Exeter Airport. The coast to the north is also within easy reach.

DESCRIPTION

This classic forge is full of character and charm offering a blend of period features with modern facilities. Its flexible accommodation would suit dual occupancy. It is complemented by its lovely gardens, garage/workshop, stables, and paddocks. This delightful property offers a unique opportunity to embrace country living while being within easy reach of schools and convenient transport links.



ACCOMMODATION

The front door leads into the hallway with stairs to the first floor. The kitchen/breakfast room is fitted with a range of wall and base units, fireplace with Rayburn and plenty of room for a table. The sitting room is a cosy room with an inglenook fireplace fitted with a wood burning stove. Leading off the sitting room is a study with a stone open fireplace. Off the kitchen is a generous sized conservatory, which leads out to the courtyard and to the utility room, which in turn leads into the garage/workshop. The garage/workshop can be used to park a car with space behind for a workshop. Also on the ground floor is a cloakroom.

Upstairs there are three double bedrooms, all with ensuite shower/bath rooms. There is a further kitchen/living room on this level which has doors leading out the the garden, which could be used as an integral annex for a dependent relative.

OUTSIDE

To the front of the cottage is parking for a car. To the side of the house is a pretty enclosed garden with flower borders, lawn, paved patio and shrubs. To the rear of the property is a good sized courtyard. The Old Forge has good grazing paddocks in total 2.79 acres complimented by an excellent stable block. Bridlepaths can be accessed from the property leading directly onto the moor, including up to Exmoor's highest point at Dunkery Beacon. There is a good amount of space for parking and additional vehicles.

SERVICES

Mains electricity & water. Private drainage. (Treatment plant installed in 2019). Heating: Oil fired central heating. Data services available. Standard and Ultrafast broadband available (OFCOM 2026).

Local authority: Somerset Council.

VIEWING

Strictly by appointment with the agents please.

AGENTS NOTE

The septic tank for the neighbouring property is situated in the field of this property.

DIRECTIONS

From Dulverton take the B3222 road past Oggies Music shop over Hele Bridge to its junction with the A396 Minehead road. Turn left northwards on the A396 and continue until reaching the village of Wheddon Cross. At the crossroads turn left onto the B3224 heading for Exford passing Wheddon Cross and garage on the left, continue for 1.5 miles and The Old Forge will be found on the right hand side.

WHAT3WORDS

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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.



Denotes restricted head height

Approximate Area = 1939 sq ft / 180.1 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Garage = 406 sq ft / 37.7 sq m
 Outbuilding = 666 sq ft / 61.8 sq m
 Total = 3091 sq ft / 287 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2026. Produced for Stags. REF: 1447662



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	73
England & Wales		EU Directive 2002/91/EC	

13 Fore Street, Dulverton,
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174