The Old Forge

STAGS

The Old Forge

Wheddon Cross, Minehead, TA24 7EG

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

An equestrian property with access to unbeatable walking and riding, character house, garden, stable block and 2.79 acres of paddocks. EPC Band E.

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

Guide Price £495,000

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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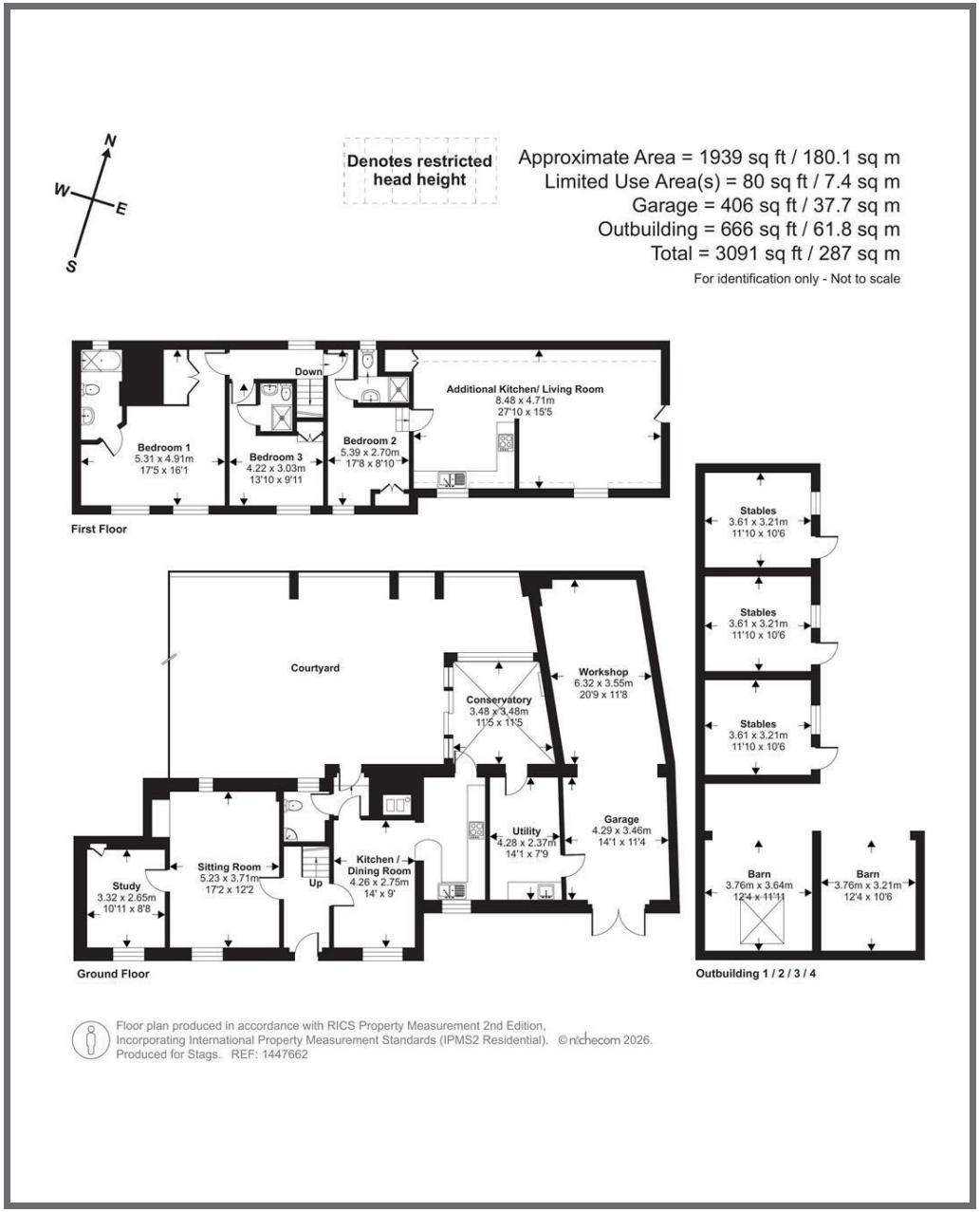

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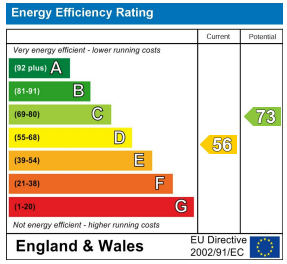

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