



The Old Forge

The Old Forge, Langford Budville, Wellington, Somerset, TA21 0RW



Wellington 2.5 Miles M5 (J26) 4 Miles
Taunton 9 Miles

A spacious character property
located in village location set
in approximately 1 Acre.

- Six Bedrooms
- Two Bathroom and Shower Room
- Spacious Kitchen/Breakfast Room
- Sitting Room
- Further Reception Room
- Front and Rear Garden
- Parking and Garage
- Outbuilding

Guide Price £599,950

SITUATION

Located in the centre of Langford Budville, a popular village that is complemented by a primary school, a busy public house, a church and a sizeable village hall which offers a range of leisure activities available to the community. Neighbouring the village is Somerset Wildlife Trust's, Langford Heathfield Natural Reserve which provides 226 acres of landscape, including woodland, heath land and ponds. Situated 2.5 miles to the south-east, the town of Wellington offers an excellent blend of retail, recreational, and educational opportunities and provides an easy link to the M5 motorway. In addition, alternative facilities can be located in the County Town of Taunton which is within 9 miles of the property and has links to London Paddington via main line railway.

DESCRIPTION

The Old Forge is over 400 years old, and the property is full of character and warmth with many original features. It offers flexible accommodation with the potential to develop holiday lettings or an annex. In summary, it comprises:- kitchen/breakfast room, inner hall, study, bathroom, sitting room with home cinema installed, music room with mezzanine bedroom over. On the first floor five further bedrooms, a further bathroom and shower room. The property is complemented by a range of outbuildings including garaging, workshop with mezzanine, wood store, laundry/freezer room and the cider house which has been used as a games room with a further room over. Outside there is ample off road parking and access to the garage/workshop together with vehicular access to the rear gardens and grounds which extend to approximately an acre with large expanses of lawn, vegetable garden, soft fruits, orchard and stables.

ACCOMMODATION

The property is approached via a solid front door which gives access to the spacious kitchen with a range of wall and base units with work surfaces and sink unit. There is an oil fired range cooker, exposed beams, door to useful larder, door to rear garden and stairs to first floor. Off the kitchen is a inner hallway giving access to the study and bathroom with claw foot bath, pedestal wash hand basin and low level WC. Sitting room a lovely room with wood burner with slate hearth. Beyond the sitting room is a further reception room currently being used as a music room but offers various options as it has external doors out to the front and to the garden at the rear, fireplace with wood burner and stairs leading up to a mezzanine which is currently been used as a bedroom with exposed beams a vaulted ceiling and wooden floor. This space would be ideal for a teenager or relative.

At other end of the house are a further five bedrooms with the master having dual aspect and exposed beams. Shower room with shower cubical, pedestal wash hand basin and low level WC. Family bathroom with corner bath, pedestal wash hand basin and low level WC.

OUTSIDE

To the front is an area of parking and access to garage with a gate and path giving access to the front. The rear garden is mainly laid to lawn interspersed with various plants and shrubs, area of patio ideal for entertaining. Double gates gives access to the side. Useful outbuilding with plumbing for washing machine. Beyond the formal garden is an area with various fruit trees including apples, pears and a walnut. At the top is a further outbuilding formerly been used for stables.

At the end of the cottage there is a further outbuilding believed to be the cider house which offers enormous potential and is divided into two separate rooms on the first and second floor with the second floor partially been converted to an annex with heating.

VIEWINGS

Strictly by appointment with the vendors selling agents, Messrs Stags, Wellington Office.

SERVICES

Mains water and drainage. Main electricity, with additional grid connected solar PV. Heating from combination of oil, solar thermal and air source heat pumps.

DIRECTIONS

From our office on the High Street turn right at the traffic lights onto North Street signposted Milverton. After approximately 2 miles on the second part of an S bend turn left signposted Langford Budville. On entering the village continue past the church and pub on the left and after a short distance the property will be found on the right hand side.



Approximate Area = 3062 sq ft / 284.4 sq m
 Limited Use Area(s) = 235 sq ft / 21.8 sq m
 Garage = 216 sq ft / 20 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 3567 sq ft / 331.3 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Stags. REF: 607399.

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		76
55-68	D	44	
39-54	E		
21-38	F		
1-20	G		

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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