

THE OLD FORGE MIDDLE STREET

Shepton Beauchamp, TA19 0LD

Price Guide £425,000

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PROPERTY DESCRIPTION

A spacious period four-bedroom semi-detached cottage that has been extended and improved to provide ample family living space. The property is beautifully presented and benefits from rooms of a good proportion. The dining/reception room features a stone fireplace and windows on two sides. The large sitting room enjoys views to the garden from windows and glazed French doors. The remaining ground floor accommodation in brief comprises of porch, entrance hall, kitchen/breakfast room, utility room and cloakroom.

On the first floor are four double bedrooms, a family bathroom and ensuite to the master room that has been recently renovated. To the rear is an enclosed private garden with natural hedging and a sunny aspect, with a side gate leading onto Middle Street and additional access to the workshop/garage.

Situation

The Old Forge is situated within the village of Shepton Beauchamp, a friendly community surrounded by open countryside The village hosts a good range of local amenities which includes a village shop, pub, primary school, village hall, hairdresser, and parish church.

Shepton Beauchamp is situated approximately four miles from Ilminster, with its wide range of day-to-day facilities.

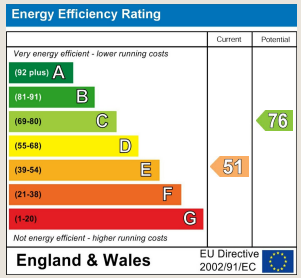
Whilst situated in a peaceful location, the village benefits from being within easy driving distance of the A303, with the M5 13 miles north-west at Taunton. The Dorset coast is less than a 45-minute drive south.

The local area

Ilminster 4.1 miles / Crewkerne 6.6 miles / Lyme Regis 21.6 miles. Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: D
Tenure: Freehold
EPC Rating: E













PROPERTY DESCRIPTION

Porch
With a window to the front aspect and a door into:

Entrance Hall
With a window to the front aspect, window seat, radiator and stairs rising to the first floor with a storage cupboard under.

Kitchen/Breakfast Room

17'0" x 9'6" (5.19 x 2.92)
With dual aspect windows to the front and rear. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, integrated electric hob, double oven, grill, fridge/freezer and dishwasher. Spotlights and tiling.

Utility Room
With a door to the rear aspect opening out into the garden. Radiator, shelving, work surfaces, space and plumbing for washing machine and tumble dryer.

Cloakroom
Suite comprising low level WC, hand wash basin with tiled splash back.

Sitting Room

21'1" x 13'9" (6.45 x 4.20)
A large family room with a window to the rear aspect and french doors to the side opening out onto the garden. LPG burning stove, radiator and coving.

Dining Room

15'5" x 10'2" (4.70 x 3.10)
With dual aspect windows front and rear. Feature stone fireplace and a radiator.

Landing
With a window to the front aspect and an airing cupboard.

Master Bedroom

15'7" x 10'5" (4.75 x 3.20)
With dual aspect windows to the front and rear, beam and a radiator.

Ensuite
Suite comprising shower cubicle, low level WC, hand wash basin with vanity inset, extractor fan, heated towel rail and tiling.

Bedroom Two

11'3" x 9'7" (3.45 x 2.94)
With a window to the front aspect and a radiator.

Bedroom Three

11'3" x 10'4" (3.45 x 3.15)
With a window to the rear aspect, radiator and a built in wardrobe.

Bedroom Four

9'10" x 9'8" (3.02 x 2.96)
With a window to the rear aspect and a radiator.

Bathroom

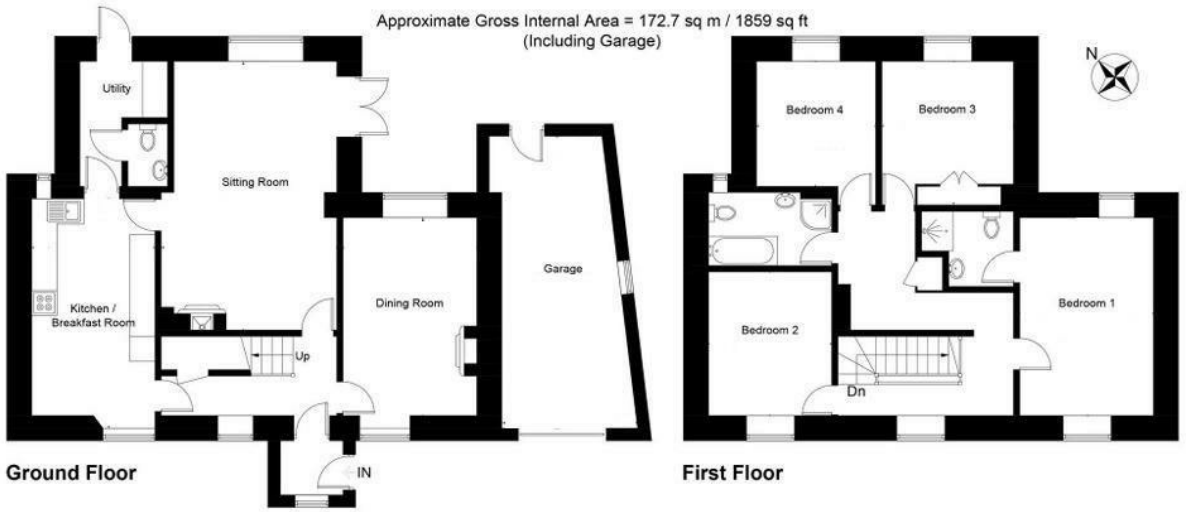
9'6" x 5'6" (2.91 x 1.70)
With a window to the rear aspect. Suite comprising panelled bath, separate shower cubicle, low level WC, hand wash basin, heated towel rail and tiling.

Outside
To the front there is parking in front of the garage/workshop. To the rear the garden is a lovely size and offers a good degree of privacy, mainly laid to lawn, enclosed by mature hedging, shingle seating area and an oil tank. Door into the garage and side gate.

Garage/Workshop

23'1" x 11'5" max (7.04 x 3.48 max)
Up and over door, window to the side and a pedestrian door to the rear garden. Light, power and mezzanine storage.

Agents Note
Council Tax Band - D. Mains water, drainage and electricity. Oil fired central heating, boiler installed in April 2007 and last serviced in December 2024. In 2007 the property was re-wired. In January 2025, the garage/workshop experienced minor surface water flooding, the only occasion this has occurred. A flood barrier strip has since been installed as a preventative measure.





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

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