



The Forge



North Petherton 2 miles, Bridgwater 5 miles, Taunton 7 miles

A semi-detached country house with a number of outbuildings in need of renovation throughout for sale by online auction. Guide range £200,000 - £230,000

- Online Auction - End date 10th June 2025 at 4.30pm
- Renovation project
- Two reception rooms
- Kitchen/breakfast room
- Ground floor bathroom
- Four/Five bedrooms
- Extensive outbuildings
- GUIDE PRICE £200,000 - £230,000
- Council Tax band D
- Freehold

Auction Guide
£200,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 10th June at 4.30pm
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

SITUATION

Shearston is a small hamlet of mainly period properties situated close to the villages of Thurluxton, West Monkton and North Petherton. Thurluxton offers a thriving community with a range of clubs and associations as well as a parish church and public house. The villages of North Petherton and West Monkton offer a good range of day to day amenities including shops, churches, inns, post offices and primary schools. Taunton, the County Town of Somerset, offers a comprehensive range of recreational and scholastic facilities as well as having mainline rail links to the rest of the country. There is also access to the M5 motorway interchange at junctions 24 and 25.

DESCRIPTION

In the heart of the Somerset countryside The Forge offers an exciting opportunity to transform this character property into a lovely family home. This spacious four/five bedroom semi-detached residence has rural views from every window and offers a huge amount of potential, perfect for buyers looking for a rewarding renovation project.

ACCOMMODATION

The front door leads into the entrance hallway with door off to the left leading to the living room, with gas fire and window to the front, and on the right to the second reception room with fireplace and window to the front. Steps lead up to a rear lobby with the main bathroom off and door through to the kitchen which is fitted with a range of wall and base units, window to the rear and stairs to first floor. To the rear of the kitchen is a large workshop/scullery lean-to with door to outside.

On the first floor there are four double bedrooms (bedroom two with washbasin), a fifth bedroom/study and WC with wash basin.

OUTSIDE

To the side of the house is an a large attached workshop providing potential for extension of the living space subject to the necessary planning consent. Across the lane there are a range of outbuildings including a former blacksmith's forge and land where the pump providing the property's water supply is located.

There is garden space to front and rear of the house.

SERVICES

Mains electricity. Private drainage. Private water - pump well. Oil fired central heating. Standard broadband available (Ofcom), mobile signal likely available outdoors (Ofcom) NB the agents have not inspected or tested the services.

DIRECTIONS

Leave Taunton on the A38 towards Bridgwater, follow the signs for the Shearston turning to the left, continue through the hamlet and, as the road turns to the left, the property can be found on the right hand side identifiable by the Stags For Sale board.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE

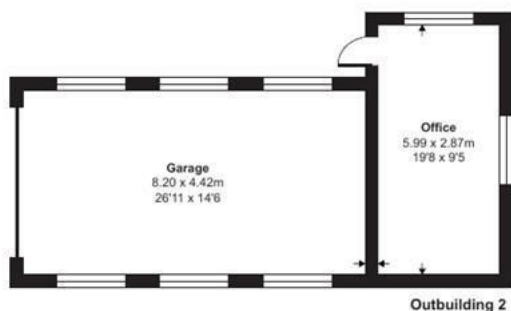
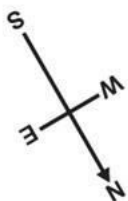
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

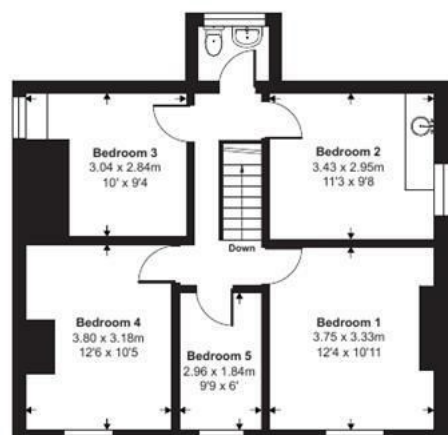
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



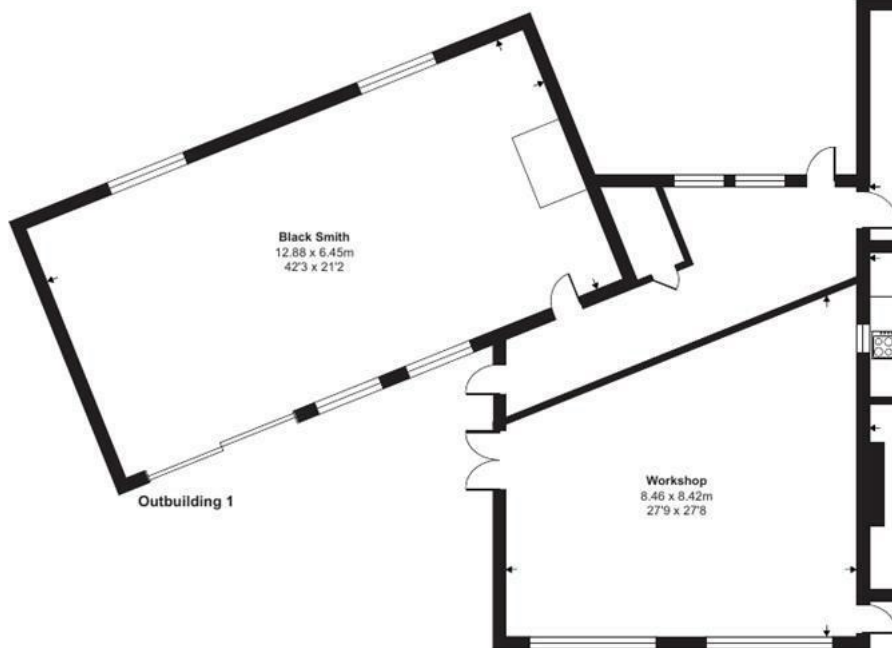
Approximate Area = 1629 sq ft / 151.3 sq m
 Outbuilding(s) = 2014 sq ft / 187.1 sq m
 Garage = 398 sq ft / 37 sq m
 Total = 4041 sq ft / 375.4 sq m
 For identification only - Not to scale



Outbuilding 2



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1291217

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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