



The Forge



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Forton, Chard, TA20 2LZ

Chard: 1.2 miles Axminster: 6.9 miles Honiton: 13.6 miles

A beautifully restored 19th century detached cottage blending period features with modern comforts with five bedrooms, ample parking with double car port and private gardens.

- Period detached cottage
- Five bedrooms
- Garage and carport
- Ample parking
- Private gardens
- EPC D
- Freehold
- Council Tax Band E

Guide Price £675,000

SITUATION

Forton is a small rural village on the borders of Somerset, Devon and Dorset. Although less than 2 miles from Chard this is a thriving community with a variety of village activities. Chard itself offers a choice of major supermarkets, smaller retailers, banks, medical and leisure facilities whilst The County town of Taunton is just 16 miles to the North with an intercity rail link (London Paddington) and access to the M5 motorway.

Both Chard and Axminster offer a wide range of amenities and Axminster has the benefit of the main South Western Rail service, which runs from Exeter St David's to London Waterloo. There are several popular primary schools within easy reach and a wide choice of both independent and state secondary schools.

The World Heritage Jurassic Coast is about 15 miles to the South at Lyme Regis and other nearby places of interest include the historic house of Forde Abbey and National Trust lands at Lamberts Castle.



DESCRIPTION

The Forge is a detached period cottage no onward chain, offering spacious and modern accommodation throughout, whilst retaining some character features. A glazed entrance porch leads into the lounge, within the oldest part of the property. The lounge is a good size with feature fireplace and beam above housing a gas fire. This property offers great reception space with a dining room and conservatory, in addition to the lounge. The dining room is currently in use as a music room/snug, while the conservatory has been set up as a dining area enjoying views over the pretty cottage gardens. The shaker-style kitchen/breakfast room fits perfectly with the period charm of the cottage, with range style electric cooker with gas hob, integrated appliances and plenty of cupboards for storage. Off the kitchen is well-equipped utility room with excellent storage and access to the downstairs shower room. There is access from here to the store, which can also be reached directly from the garden.

On the first floor the spacious accommodation continues with five good-sized double bedrooms and family bathroom. Bedroom 1 is an excellent double, with wash basin and enjoying views over the garden. The family bathroom serves this floor with cast iron roll-top bath, separate shower, wash hand basin, WC and heated towel rail, complete with wood panelling. There is also plenty of cupboard space for storage found on the landing.

OUTSIDE

The rear gardens surround the property to either side and have been well cared for by the current owners with different areas to enjoy. The garden is mainly laid to lawn to either side with mature shrub borders and raised beds, along with a patio area, perfect for outdoor dining. Just beyond the conservatory is a raised terrace with ornamental pond. A garden shed offers further storage, while a wooden gazebo, summerhouse and swing seat provide different spots to sit and enjoy the garden, with peaceful countryside beyond.

The Forge is situated on a small country lane with paved driveway which leads to the integral garage, with electric door, lighting and power. Alongside is a gravelled parking area for 4 cars and double timber car port. There is direct access from the rear hallway of the house into the garage.

SERVICES

All mains services connected. Gas-fired central heating.

Standard broadband available. Mobile signal likely outside with Three, EE, O2 and Vodafone. (Ofcom)

DIRECTIONS

From Chard, Continue on the B3162/Forton Road into Forton, and as the road bends around to the left, turn right onto Forton Lane in front of the bus stop. Continue down this lane for around 100 yards and the property can be found on the right.



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 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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