

The Old Fosse Forge,

Stone, East Pennard, BA4 6RY



£745,000 Freehold

A former "Forge" extended to create a versatile four bedroom home with an attached self-contained one double bedroom bungalow set in approximately 1 acre adjoining open farmland. The original forge / workshop is still in situ.

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DESCRIPTION

An interesting character property based around an old forge but extended to provide flexible and versatile accommodation, with an attached self contained double bedroom bungalow.

You enter the home via a stable door into the spacious kitchen / dining room which has recently been updated with Indian sandstone flooring, an extensive range of base units with a bespoke natural wooden work top, and incorporates a double oven, ceramic hob, bespoke copper sink and integrated dishwasher. The kitchen is open plan to the utility space, where there is a door to the Forge, space for an American style freestanding fridge / freezer, open shelving, plumbing and space for washing machine with dryer on top. From here a door leads into the snug, with painted stone chimney breast and inset wood burner on raised hearth, a door into the drawing room and an opening into the adjoining sitting room. This light and airy room over looks the side garden. From here, a door leads into the side hall, where a double glazed door gives access to the garden, a door leads into the downstairs modern electric shower room and a further door leads into the formal sitting room where a painted fireplace with a raised hearth is the focal point of this room. The drawing room has a flagstone floor, a staircase rising to the first floor, and an ornate fireplace, surround and over mantel.

On the first floor the spacious landing, has views over the adjoining farmland and has fitted cupboards with louvre doors. There is access to the four double bedrooms and the family bathroom. This spacious room is fitted with a white suite of panel enclosed double ended bath with rainfall shower and screen, a low level wc, and a pedestal wash hand basin. Completing the accommodation is a separate cloakroom.

OUTSIDE

A gated driveway leads into the property and the parking which is suitable for a large variety of vehicles. There is a double garage, and an office with access only from the outside. The total plot is just under 1 acre and comprises a large, grassed area to the right of the driveway. This is enclosed by hedging and stock proof fence. At the far end is a static caravan, used as storage, water and electricity available. The first section of formal garden is currently being used by the tenants in the self contained bungalow. A paved path continues past the door of the original Forge / workshop and on to the main house. Beyond the main house are mature gardens, laid mainly to lawn with well stocked borders, garden pond, a fruit garden and a greenhouse base. At the bottom of the garden a door leads into a further area of garden, for vegetable production with a chicken house, a disused pigsty and poly tunnel. There are other areas of the garden closer to the house which are paved and laid to artificial grass creating a perfect seating / entertaining area.

ADDITIONAL INFORMATION

Gas fired radiator heating. Under floor heating to kitchen and utility. Mains water and electricity. Solar panels 2014/2015. Five outside taps around the property. Council Tax Band E.

LOCATION

The nearby centres of Bath, Bristol, Wells, Frome, Shepton Mallet, Somerton and Castle Cary with its mainline station to London Paddington are within reasonable travelling distance.

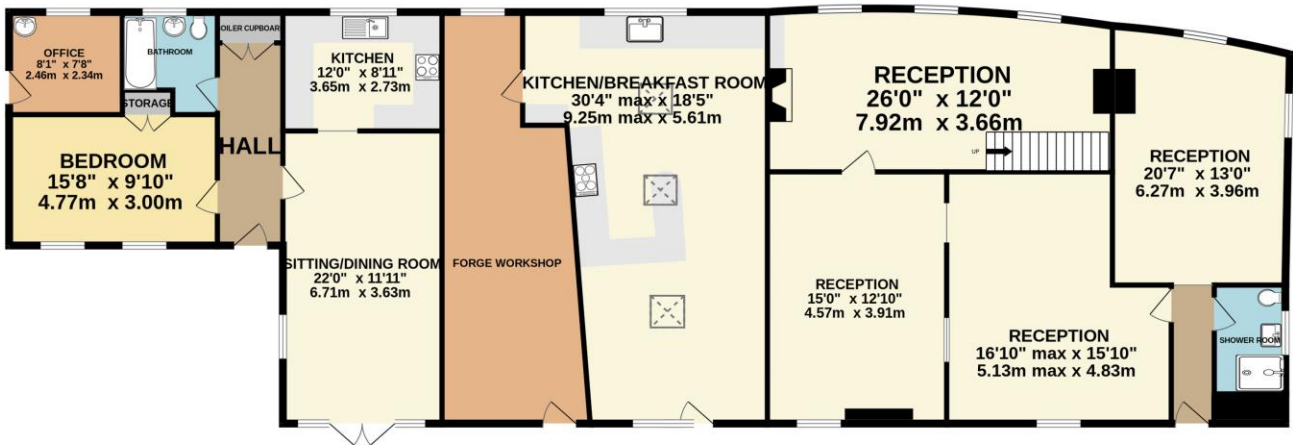
DIRECTIONS

Leave Shepton Mallet heading south on the A37. Travel through the village of Pylle and Wraxall. The property is on the right hand side, immediately after passing Bengrove Farm on the left.

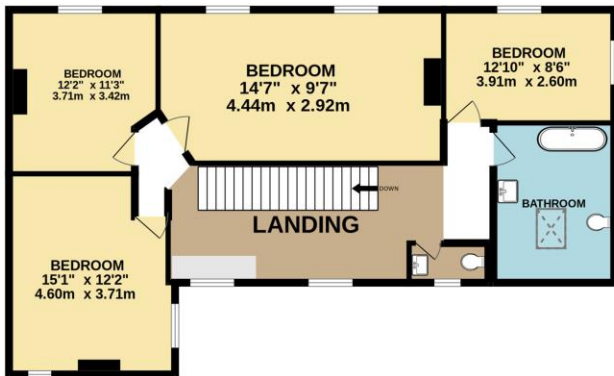




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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