



Forge Cottage  
Week Lane, Bridgetown

## An enchanting period cottage with outbuildings and over an acre of pretty grounds, set in an idyllic Exmoor village

A beautifully presented four-bedroom cottage with a workshop and detached two-storey barn/garage. Offering plenty of character features and flexible accommodation, the property sits in 1.1 acres of picturesque gardens with elevated views, nestled within the village of Bridgetown, in the Exmoor National Park.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**WORKSHOP + BARN/GARAGE**



**1.1 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,095 SQ FT**



**GUIDE PRICE £800,000**



### The property

Forge Cottage is a charming four-bedroom detached home in a tranquil setting, within a generous plot. The property backs onto a stream and pretty gardens, while inside it combines comfortable, flexible accommodation that retains much of its original character, such as exposed timber beams, an original fireplace and thick plastered walls.

The ground floor offers versatile living accommodation with up to four reception rooms, including a snug that could serve as a fourth bedroom - ideal for multi-generational living. The cosy sitting room has a corner gas-fired LPG stove and heavy timber beams overhead, while providing access via stairs to the principle bedroom. There is a study and a formal dining room adjoining the large kitchen, which is traditional farmhouse style. The kitchen features painted wooden cabinets, a butler sink, a stainless steel range cooker with an extractor hood and a striking fireplace with woodburning stove. There is also plenty of space for a dining table. Additional ground floor features include a larder, utility room,

laundry room and a shower room. Upstairs, there are three double bedrooms, including the principal bedroom with an adjoining dressing room and built-in storage. The well-appointed family bathroom includes a roll-top bathtub with shower attachment and a separate shower enclosure.

### Outside

The vibrant garden to the front of the property is mostly laid to lawn, bordered by a stone wall and a variety of established trees, shrubs and perennials. It offers a private, peaceful space in which to relax, while the paved terrace to the side of the house is also perfect for entertaining or al-fresco dining. The elevated, rear garden has further seating areas to enjoy, as well as lawns on split levels, timber decking, a hot tub and steps leading to three wooden cabins, which provide ample outdoor storage space.



Vehicle access is via Week Lane, through a five-bar wooden gate leading to a driveway with parking space for several vehicles. The driveway also provides access to the workshop and two-story stone-built barn, which is currently used as a garage. The garage has the potential for development (subject to the necessary consents), with stairs leading to a spacious upper level that could also serve as an office or offer ample storage. The grounds extend up the hillside and include meadows and woodland, with sweeping views over the valley.

### Location

Forge Cottage is set in the quiet village of Bridgetown, nestled within the rolling countryside of the Exmoor National Park. The village has a local pub and a small shop that sells a variety of local produce, while the neighbouring village of Winsford also has a pub and local shop, as well as a post office. Exmoor is an Area of Outstanding Natural Beauty (AONB) which comprises open moorland and rolling pastures of farmland. The area is renowned for its outdoor pursuits with many footpaths, bridleways and cycle paths. The quaint and popular town of Dulverton is

just five miles away and has many independent shops and facilities, including a post office, butchers, small supermarket, greengrocers, delicatessen, pubs, eateries, garage, health centre and a primary school. The larger town of Tiverton is approximately 17 miles away and the County Town of Somerset, Taunton, is 25 miles away.

The area offers excellent schooling, including King's Hall Preparatory School, King's College Taunton, Taunton School, Queen's Taunton and Wellington School. Also within easy reach are Blundell's in Tiverton, Sherborne College and Millfield. Transport links to the area are good with the M5 at Tiverton and a mainline railway station at Tiverton Parkway with regular services to London Paddington taking under two hours. Airports at Bristol and Exeter provide a range of flights to domestic and international destinations throughout the year.



### Nearby Stations

- Tiverton Parkway 20.1 miles
- Taunton 24.4 miles

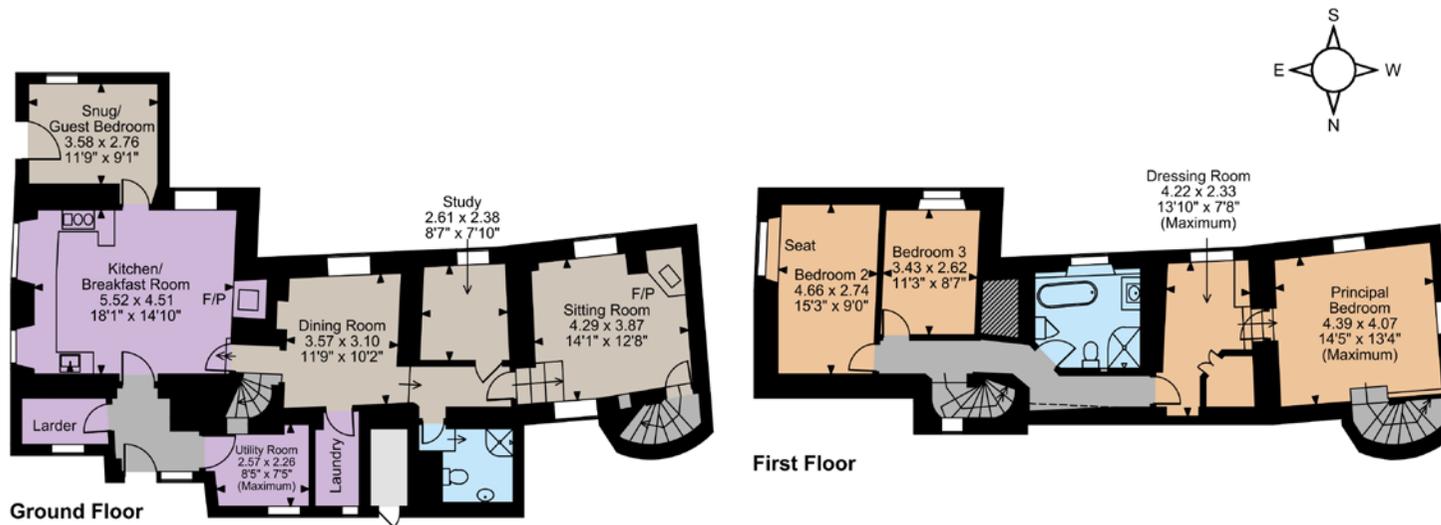
### Key Locations

- Exmoor National Park
- Dartmoor National Park
- North Devon Coastline
- Knightshayes National Trust
- Dunster Castle National Trust
- Quantock Hills AONB
- West Somerset Heritage Railway Line

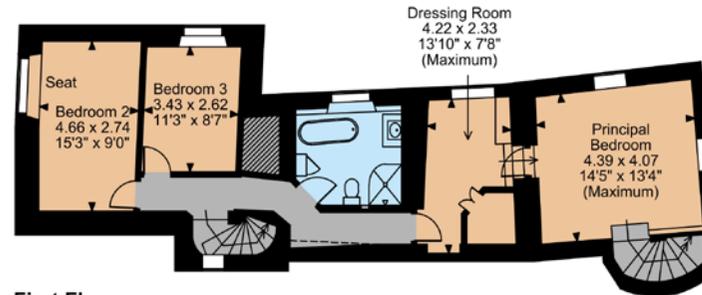
### Nearby Schools

- Cutcombe CofE Primary School
- All Saints CofE Primary School
- Dulverton Junior School
- West Buckland Independent School
- Blundells Independent School
- Taunton Independent School

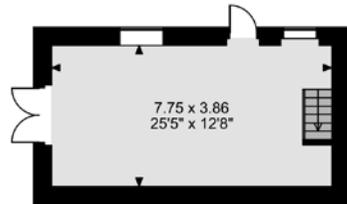




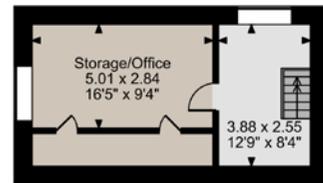
Ground Floor



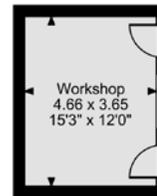
First Floor



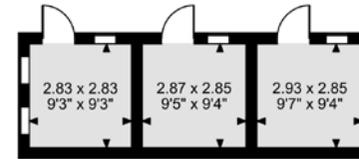
Garage Ground Floor



Garage First Floor



Workshop



Wooden Cabins

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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### Floorplans

Main House internal area 2,095 sq ft (195 sq m)  
 Workshop, garage & cabins internal area 1,103 sq ft (102 sq m)  
 Total internal area 3,198 sq ft (297 sq m)  
 For identification purposes only.

### Directions

TA22 9JN  
 what3words: ///gazes.shelf.miss

### General

Local Authority: Somerset Council  
 Services: Mains electricity, water and drainage. LPG gas (underground tank) and combi-boiler central heating.  
 Council Tax: Band E  
 EPC Rating: F  
 Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

## Exeter

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