



The Forge, Stradbroke, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A delightful cottage in the heart of Stradbroke, which was the original Forge for the village, with numerous original features. \*\* GARDEN \*\* CHURCH VIEWS \*\* PARKING \*\* NO ONWARD CHAIN\*\***

**LOCATION** The Forge is within walking distance of the centre of the village of Stradbroke, which offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 9 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 18 miles to the east. The county town of Ipswich lies about 23 miles to the south, and Norwich is about 29 miles to the north.



**THE FORGE - INTERIOR** You are welcomed into this cottage via a part glazed door into a Dining Hall. There is a staircase rising to the first floor with an understairs storage cupboard. To the left is the Sitting Room with polished floorboards, two windows overlooking the front garden, a brick fireplace with bressummer beam over and quarry tiled hearth with inset wood burning stove. At the rear of the Dining Hall is a step down into a snug which has tiled flooring, a window and has a stable door out to the rear garden. There is a blocked fireplace with a cast iron surround. A step-up leads into the former "Forge" which has stud work to one wall, and old implements found on site. This is the stunning, double vaulted kitchen with a range of duck egg blue units with worktops over, with space for a fridge and freezer, dishwasher and further appliance. There are two small windows at the far end looking over the front. There is plenty of space of entertaining and there is plenty of space for sofas in the carpeted area which has a window to the side and a door with restricted height leading out to the rear garden. There is a large built in cupboard housing the oil fired boiler and a water softener. Off the snug is a lobby with plumbing for a washing machine with a window over. A further door leads into a spacious bathroom with bath with shower over and shower screen to side, wash hand basin and wc with window to the side and a deep shelved storage cupboard. Up the stairs from the Dining Hall is a landing and to the left is Bedroom 2 with amazingly wide 15" floorboards, indicating the age of the property, with stud work and a window to the front and door to a wc and wash hand basin and a window to the side. An inner landing leads to the Main Bedroom, again with floorboards, window to the front, built-in cast iron fireplace (not working) and to the right of the fireplace is a cupboard with hanging rail and shelf. There is a further bedroom with a Velux window and a window with a fabulous view of All Saints Church. Please note that this bedroom has restricted head height. This completes the accommodation of this lovely cottage, with so much character, and would suit a variety of purchasers.

**THE FORGE - EXTERIOR** There is a picket fence around a pretty cottage garden, well hidden oil tank and gate leading up a path to the porch. There is a parking for one vehicle to the side. There are two doors leading out to the rear garden, one from the snug and one from the Kitchen/Breakfast room but with restricted height. The rear garden stretches the whole width of the property and has stunning views to the side of All Saints Church. The garden is mainly laid to lawn with various trees and shrubs, shed in one corner, pergola with space for outside entertaining.



**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** Mid Suffolk District Council

**Tax Band:** B

**EPC:** TBC

**Postcode:** IP21 5HG

**SERVICES** Wood burning stove to the Sitting Room, oil fired central heating, blocked fireplace in the snug, mains drains water and electricity.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

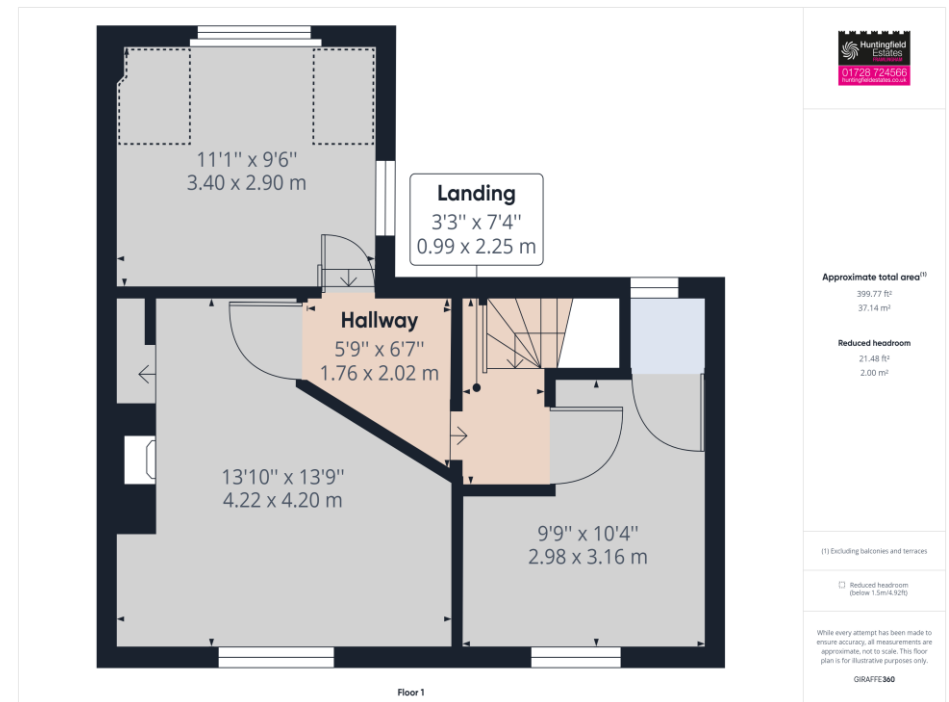
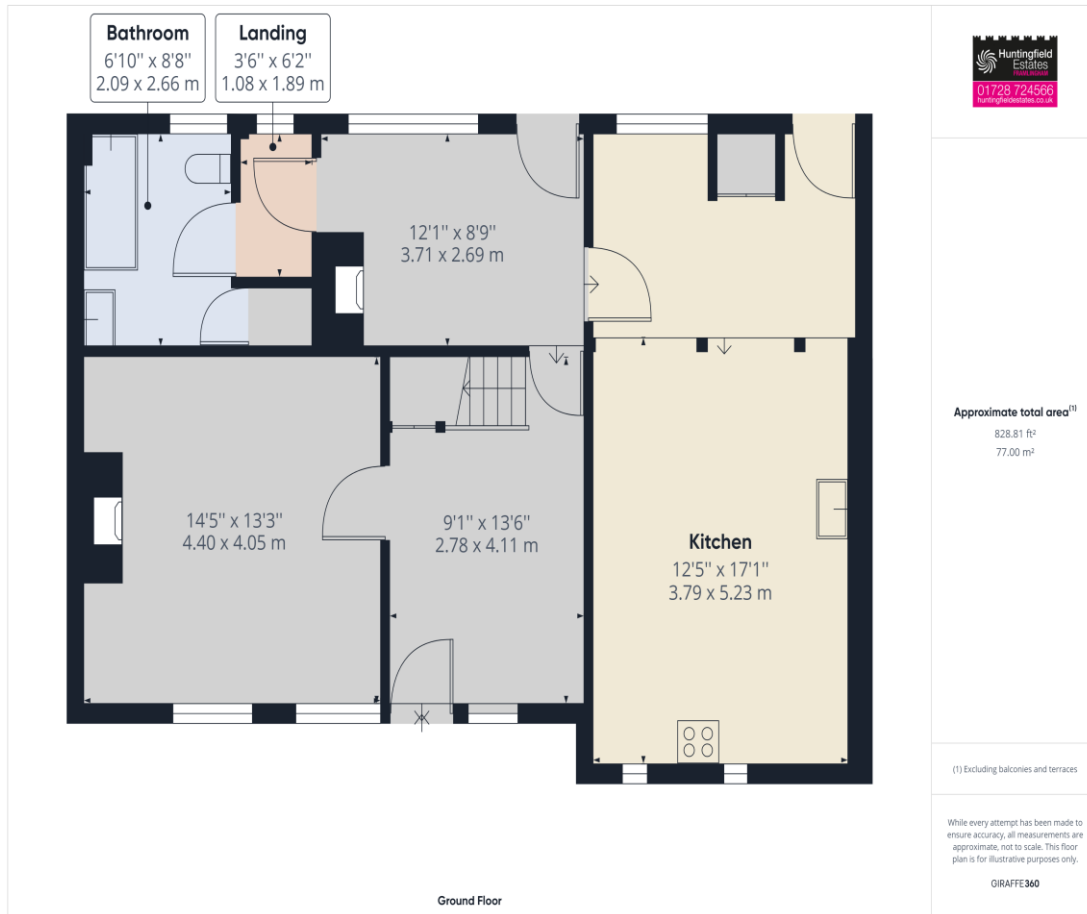
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

## **GUIDE PRICE £375,000**

- Dining Hall
- Sitting Room
- Snug
- Kitchen/Breakfast Room
- Downstairs Bathroom
- Main Bedroom
- 2 Further Bedrooms
- Upstairs WC
- Garden
- Off Road Parking







**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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