



The Old Forge  
Bunwell Road  
Spooner Row  
NR18 9LH

Guide Price: £640,000







- Prominent character property
- Blend of original features and modern design
- Modernised within past 5 years
- Ample parking and double garage
- Comfortable and inviting accommodation
- No onward chain

### Location

The Old Forge is stepped back from Bunwell Road, adjacent the well regarded 'Boars' pub and restaurant and just a short distance from Wymondham College (just over two miles away). 'Great Access' is a key word when talking about Spooner Row, due to its proximity to Wymondham, which is just 3 miles away, along with the north and south bound access onto the A11 (within a mile away). The village also has a railway station direct into Norwich and further afield to places such as Thetford and Cambridge. The historic market town of Wymondham offers a range of local, independent shops and businesses, along with several supermarkets including a Waitrose and Morrisons. The town has a great sense of local community, hosting various events throughout the year, still holding a regular Farmers market on a Friday. Wymondham is well known for its historic connection with Ketts rebellion in 1549 and iconic landmarks including the market cross and Wymondham Abbey.







## The Property

The Old Forge was at one time the original pub in the village, clues to which are revealed as you enter the front door to see the old bar serving hatch and resting post on the left-hand side. The property, which in part is linked to both neighbouring properties, has been extensively refurbished over the past 5 years, retaining its wealth of character and original features, whilst being carefully blended with a modern design and layout, demonstrated by the property's inviting open plan reception spaces. The house is ideally suited to a family looking to enjoy the superb, warm and comfortable accommodation along with the flexibility to use as either a 4 or 5-bedroom property.

## Outside

The driveway can easily cater for a number of vehicles, with the double garage providing further secure spaces if required. The rear garden has a mature feel, however, requires further work. The rear is modest in size and allows the next owner to 'add their touch' with landscaping.

## Services

Mains electricity, water and drainage. LPG heating system.

**How to get there – What3words:**  
riding.fruitcake.fillings

## Viewing

Strictly by appointment with TW Gaze.

## Tenure:

Freehold

**Council Tax Band:** F

**Ref:** 2/19399/RM

**Important Notice**

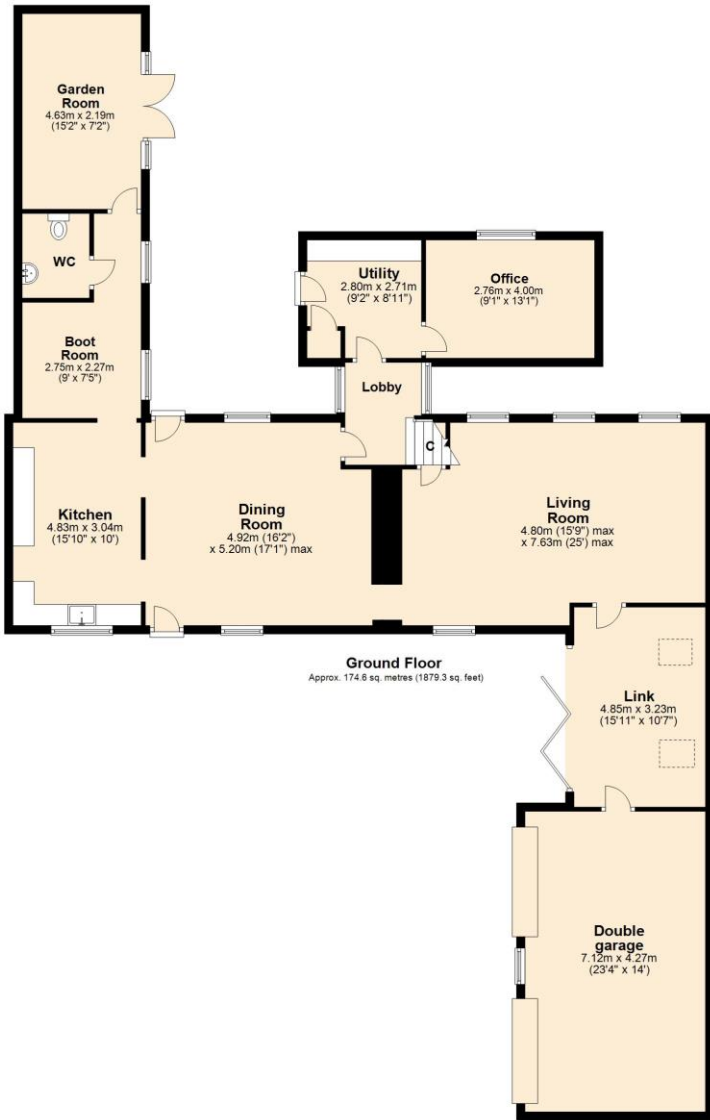
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 249.5 sq. metres (2685.4 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**  
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.