



Sicklesmere Old Forge, Bury Road, Sicklesmere, Bury St. Edmunds, Suffolk, IP30 0BU

**MARK · EWIN**  
BURY ST EDMUNDS



Tucked away behind its arched double gates, Sicklesmere Old Forge offers an exciting opportunity to finish this enchanting vision put into motion by its previous owners. The vision began in 1994 with its change of use from a retail shop to a residential dwelling, followed by plans to build a kitchen extension in 2004 and, most recently, in 2012, further extension and enhancements alongside extra land being purchased to enhance the outside offerings.

The charming private courtyard leads to the entrance door, a substantial entrance fitting for the property's heritage. The accommodation commences with a truly, must be seen to be appreciated, reception room, complete with exposed beams, ornate period style radiators, brickwork floor and stunning spiral staircase. To the opposite side of the room, there is a substantial redbrick fireplace with a log burner and an ornate second staircase gently rising to the first floor. An impressive chandelier, very much in keeping with the forge aesthetic, completes the room nicely.

The ground floor also offers a double bedroom, once again teaming with characterful features including exposed beams and an ornate period radiator. The bathroom has been upgraded to include a crisp white suite with a shower over the bath. The kitchen is currently located at one end of the reception room with plans existing to move the kitchen into the adjoining room. Both staircases lead to potential further bedroom wings.

Heading outside, from the double gates a charming private courtyard can be found with a substantial shed. To the side of the property, additional land was purchased, now offering an enhancement to the garden areas and parking.

Agents note: It should be noted that not all works are completed and as such some measurements given are estimates. The various planning permissions can be found on the West Suffolk Council Planning Portal, the most recent being under reference SE/12/0045/FUL



#### Directions

Leave Bury St Edmunds heading South East along the A134 along Sicklesmere Road heading into the village of Sicklesmere, the property will be located on the right hand side just before the Rushbrooke Arms.

#### Location

Sicklesmere is located approximately 3 1/2 miles to the south west of Bury St Edmunds, offer easy access via the A134. The village offers a local pub, the Rushbrooke Arms and post office. The near-by historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.



### Accommodation:

Reception Room 23' 4" x 16' 3" (7.11m x 4.95m)

Existing Kitchen Area 9' 2" x 5' 10" (2.79m x 1.77m)

Proposed Kitchen Area 10' 6" x 8' 4" (3.2m x 2.53m)  
Approx.

Bathroom 5' 5" x 9' 6" (1.66m x 2.90m)

Ground Floor Bedroom 12' 8" x 12' 1" (3.86m x 3.69m)

First Floor - From Spiral Staircase

Bedroom 10' 6" x 4' 4" (3.20m x 1.32m) 1.46m Head Height

First Floor - From Second Staircase

Bedroom Wing 24' 3" x 10' 6" (7.4m x 3.2m) maximum

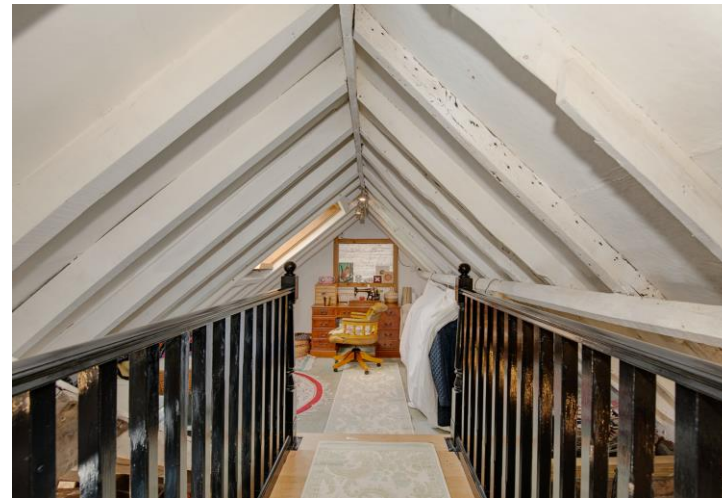
Outside

Courtyard Garden

Substantial Shed

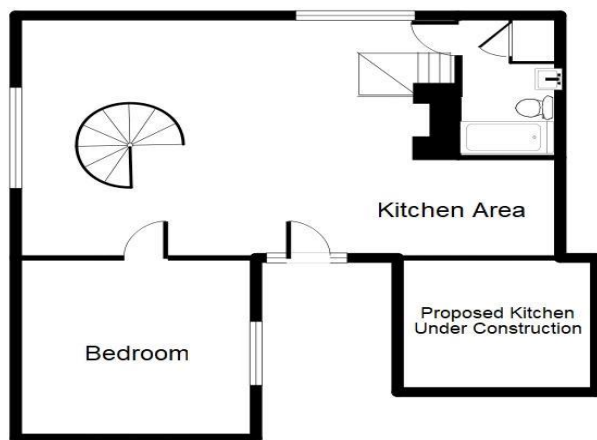
Garden

Off Road Parking

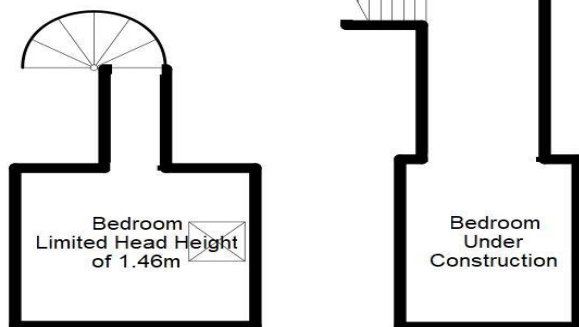


Offers Over £270,000  
Freehold





Ground Floor



First Floor

For identification only - Not to scale  
(c) Visual Floor Planner



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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