



The Old Forge  
135 Main Street | Calverton | Nottinghamshire | NG14 6FE





# Step inside

## The Old Forge

The Old Forge offers an excellent opportunity to purchase a Grade II listed period property which has been occupied by the same family for over a hundred years. The house is Grade II listed and currently provides characterful accommodation arranged over two levels which is now ready for a course of updating throughout. The property sits within an extensive plot within the heart of Calverton village extending to approximately 0.6 acres. The Old Forge enjoys delightful mature gardens which extend into an orchard to the rear and located within the grounds is an excellent range of separate brick built outbuildings, previously consisting of a Blacksmiths Shop where the Forge is still intact. These offer excellent scope for conversion and renovation subject to Planning.

### ACCOMMODATION

Period accommodation is arranged over two levels. To the ground floor is a sitting room, breakfast kitchen and ground floor bedroom with en suite shower room. A traditional staircase rises to the first floor which currently provides two double bedrooms, a generous bathroom and a small box room accessed off a half landing. The property also has the benefit of a cellar. The accommodation offers excellent scope for renovation showcasing a wealth of original features including heavily beamed ceilings and feature fireplaces.

### OUTSIDE

The Old Forge enjoys delightful gardens and grounds with well maintained gardens adjacent to the main property with boundary hedging and well stocked borders providing seasonal colour. There is also a former vegetable garden and the rear of the plot expands into a generous orchard area with a fine selection of mature trees. The property also features a range of traditional outbuildings attached to the main residence currently providing a gardener's WC and two useful stores. A gated entrance from Main Street provides access to a forecourt area providing off road parking for numerous vehicles.

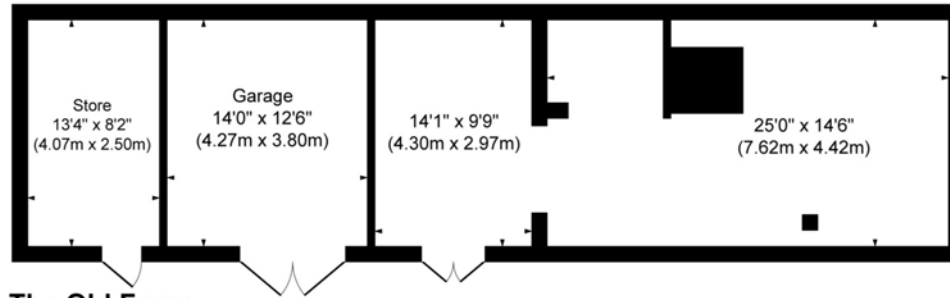
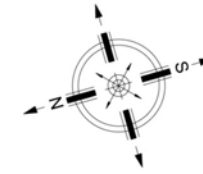
### FORMER BLACKSMITH'S SHOP

Located within the grounds is the former smithy, consisting of an attractive range of brick built outbuildings which contain a nice array of original features relating to its former use. In our opinion this delightful range of outbuildings provide excellent scope for renovation or conversion subject to the necessary planning consents.

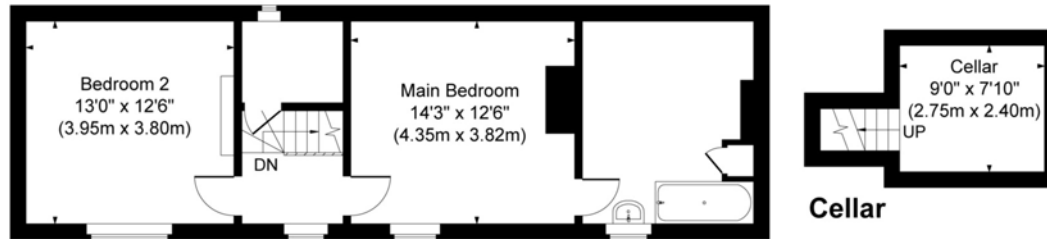
### LOCATION

Calverton is a popular village lying to the north east of Nottingham with good access to major road links providing access to a number of surrounding commercial areas. Calverton village offers an excellent range of facilities, sports clubs and leisure centre and all requirements for day to day living.

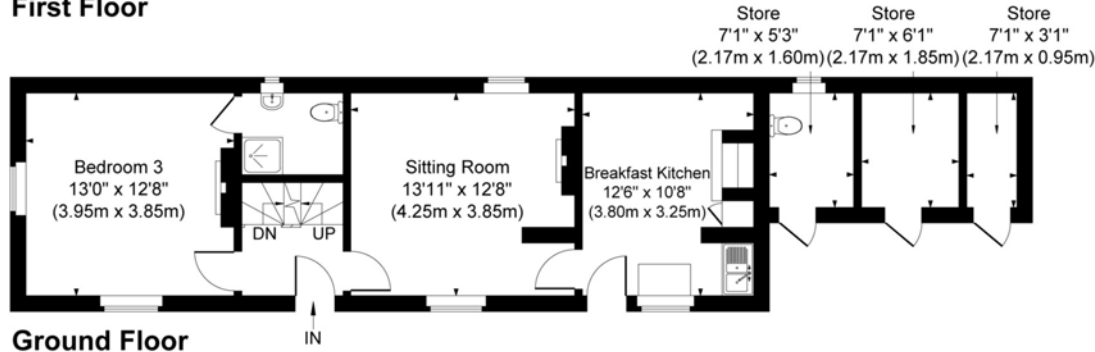
**The Old Forge, Calverton**  
**Approximate Gross Internal Area**  
**Main House = 125 sq.m/1346 sq.ft**  
**Garage = 75 sq.m/809 sq.ft**  
**Total = 200 sq.m/2155 sq.ft**



**The Old Forge**



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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