



The Old Forge
Burrows Green | Aldeby | Norfolk | NR34 0DH

TOTAL TRANQUILITY



“A former forge, restored, rebuilt and renovated, today this is a delightful and comfortable family home in a superb setting, offering the character of a period property with the ease of a modern home.

Gardens of 0.3 of an acre wrap around the property, with open fields stretching out before you in all directions, if you’re looking to live your country dream in a truly peaceful place, you won’t get a better setting than this!”



KEY FEATURES

- A Detached Barn Style Former Forge, located in an Idyllic Rural Location with Stunning Fields Views
- Benefitting from 5 Bedrooms; Principal with En-Suite & Family Bathroom
- Kitchen/Breakfast Room with Separate Utility Room
- Downstairs Shower Room and Toilet
- Two Reception Rooms
- One Bed Annexe; Ideal for Holiday Let Potential or Guests
- Double Garage and Ample Off Road Parking
- Useful Outbuilding and Wood Store
- The Accommodation extends to 2,918sq.ft incl Annexe
- Energy Rating: D

This is a breath of fresh air! A charming country home in private gardens with no immediate neighbours. You feel a huge connection to the countryside here, watching the seasons change and the wildlife passing by. The main home has a separate annexe, currently a successful Airbnb rental providing a useful income and sometime accommodation for friends and family, so there are some interesting options here too.

Appearances Can Be Deceptive

When you come to view the former forge, and you step inside and see the exposed beams and brick fireplaces, you'd never guess these rooms are around 30 years old. In fact, while the frontage of the property was part of the forge, the rest is a modern build. It's been beautifully done using reclaimed materials, so it has an authentic feel, but you don't have the maintenance that comes with old buildings! Even better, the current owners have renovated what is now their home, replacing the bathrooms, flooring, windows and exterior doors throughout and adding new cedar cladding, upgrading the annexe and much more, so you can now benefit from all their hard work!

Offering A Warm Welcome

On the ground floor you have two large reception rooms to the front of the house, each with a feature fireplace and inset log burner. Stairs rise up from one and there's a door to the kitchen, which in turn is open to the breakfast room. This means you can choose whether to have sofas or your dining table in the kitchen, and whether you want two sitting rooms, perhaps if you have teens who want to have friends over, or to have a formal dining room. With such well-proportioned rooms, the choice is yours! The owners receive visits from both their children and their children's families and find the space works very well for social gatherings.





KEY FEATURES

There's also a useful utility room and shower room on the ground floor, as well as a door to the garage, so if it's raining when you come home laden with shopping, you can park up and head straight into the house. Upstairs there are five bedrooms, the main one having an en-suite and all of them having built-in storage. As the bedrooms are well spread out along the full length of the house, even with a houseful it's quiet. The annexe is over the garage and the owners have put a large dormer in here which increases the area of full-height headroom and makes the annexe a much more usable space. With its own external access, plus a kitchenette and shower room, it's completely self-contained. The views from here are phenomenal, as they are from the bedrooms – there's nothing to get in the way.

Relaxing Outside

The garden extends to a third of an acre and has been designed to be attractive but low maintenance. There's a shed and useful wood store and most of the garden is lawned. Wherever you are out here, you're not overlooked, so you can use the whole garden and follow the sun around all day if you like. The owners see water deer, hares, game birds and a huge variety of garden birds, with a family of ducks putting in the odd appearance too. With no streetlights and no immediate neighbours, you'll see incredible sunrises, sunsets and starry night skies. The quiet lanes are good for walking your dog, or just taking a stroll and enjoying the surrounding countryside. The owners belong to a local rambling group and can confirm there are a lot of places to explore around here. It's a mile to the pub, so you can sample the delicious food and get to know the locals. There's also a farm shop half a mile down the road which sells an assortment of goodies and is soon to open a coffee shop. The owners visit Beccles for their shopping, browsing the Friday market, heading to the butchers, the library or stopping off for lunch. Southwold is another favourite spot, just half an hour from here, while Lowestoft, Pakefield and Kessingland beaches are even closer. You're near enough to benefit from easy access to the coast, but far enough away that the holiday season doesn't affect life at the property.

















A photograph of a brick building with a red tiled roof. The building has a gabled roof with a skylight. A black metal staircase with railings leads up to a second-story window. In the foreground, there is a gravel path and a brick wall with decorative elements. To the right, there is a green lawn, a wooden fence, and a large green bush. The sky is blue with some clouds.

The Annexe











INFORMATION



On The Doorstep

The village of Aldeby can be found just under 5 miles from the sought after market town of Beccles which offers an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to London. The multi-award winning Waveney River Centre is 3 miles away and is set in the beautiful surroundings of South Norfolk's Waveney Valley, with fabulous views across wildlife haven Carlton Marshes. Waveney River Centre offers a wealth of on-park facilities including a heated indoor pool, boat hire and an on-site pub.

How Far Is It To?

Norwich lays approximately 19 miles north west of Aldeby and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The Heritage coastal areas of Southwold & Walberswick are under 20 miles drive to the South.

Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich and at the Gilligham Roundabout (McDonalds and Shell), take the 3rd exit onto the A143, signposted Gt. Yarmouth. Continue for approx. 1 mile until you reach a right hand turn signposted Aldeby and Waveney River Centre. Follow this road for approx. 2 miles and take the 4th turning on the left, up the hill between the open fields on the road signed 'The Walks'. Follow this road for ½ mile around a sharp left and right bend, then after 100 yards take the next left into Burrows Green. The Old Forge is about 150 yards, second house on the right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [prune.bride.liner](https://www.prune.bride.liner)

Services, District Council and Tenure

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South Norfolk District Council - Council Tax Band E
Freehold

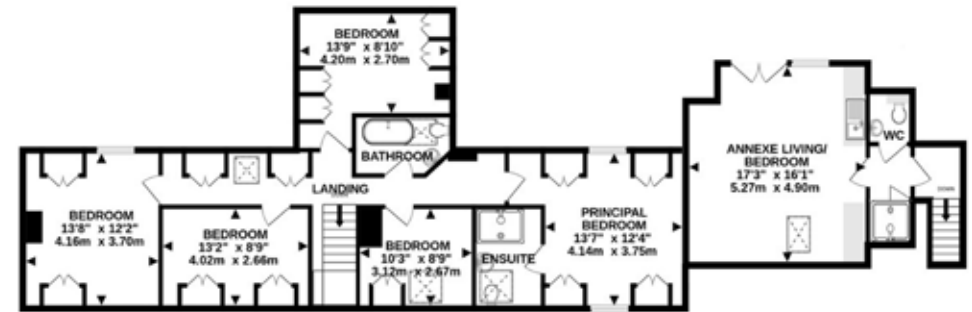




OUTBUILDING
100 sq.ft. (9.29 sq.m.) approx.



GROUND FLOOR
522 sq.ft. (48.22 sq.m.) approx.

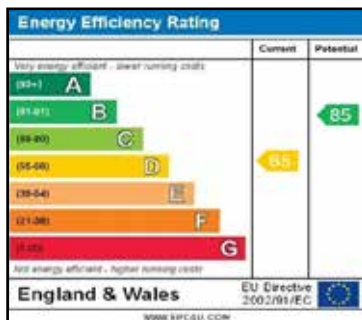


FIRST FLOOR
540 sq.ft. (50.04 sq.m.) approx.

ANNEXE
288 sq.ft. (26.72 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDING) : 2560 sq.ft. (237.8 sq.m.) approx.
TOTAL FLOOR AREA : 3072 sq.ft. (285.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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