



**Forge House, Cuxwold Road, Swallow,
Market Rasen, LN7 6DJ**

£565,000

Introducing Forge House, located within the quiet village of Swallow. This unique property boasts a detached former Forge, thoughtfully converted into a stunning Garden Room with an attached Store Room, giving potential for further conversion to a self-contained annex (subject to necessary consents). Steeped in history, the original part of Forge House dates back to the 1700's, while the Forge and extensions were added in the 1800's. Many of the original features have been lovingly retained. Positioned on a generous-sized corner plot, Forge House offers delightful views towards the village church and the gardens feature inviting seating areas and a Studio/Office space. A large driveway along with a separate access with double gates from the road ensure ample off-road parking. Internally the property offers accommodation comprising of Entrance Hall, Inner Hallway, Lounge with log burner, Dining Room boasting original beamed ceilings, Breakfast Kitchen equipped with integrated appliances, Boot Room, Utility Room/WC and a First Floor Landing leading to five Bedrooms, one of which could be utilised as a Study, modern Family Bathroom and separate modern Shower Room. Viewing of the property is essential to appreciate everything on offer and the position it sits within this quiet village location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Swallow is a small village and civil parish in the West Lindsey district of Lincolnshire, on the A46 road 4 miles (6.4 km) North-East from Caistor and 4 miles (6.4km) South-West from the historic port town of Great Grimsby. Swallow is a picturesque little village that is located to the northern border of the Lincolnshire Wolds, an area of outstanding natural beauty. The property also benefits from being in the school priority catchment area for Caistor Grammar school, which also provides a free bus service for pupils to the village. It is well placed for transport links thanks to being close to the A46, allowing easy commute to both Grimsby and Lincoln City.



ACCOMMODATION

ENTRANCE HALL

15' 11" x 6' 0" (4.85m x 1.83m), with window, external door, storage cupboard and stairs to First Floor.

INNER HALLWAY

LOUNGE

21' 11" x 13' 1" (6.68m x 3.99m), with two windows, original beamed ceilings, three radiators and fireplace with log burner.

DINING ROOM

14' 1" x 13' 0" (4.29m x 3.96m), with two windows, original beamed ceiling and radiator.

BREAKFAST KITCHEN

14' 1" x 13' 0" (4.29m x 3.96m), with three windows, tiled flooring, fitted with a range of wall and base units with drawers and work surfaces over, integral double oven, four ring ceramic hob with extractor fan over, stainless steel sink and drainer, integrated dishwasher and fridge freezer, original beamed ceilings and radiator.

ADDITIONAL KITCHEN SPACE

8' 1" x 5' 8" (2.46m x 1.73m), with window, tiled flooring and a range of base units with work surfaces over.



BOOT ROOM

10' 3" x 5' 8" (3.12m x 1.73m), with external door, tiled flooring, radiator and coat hooks.

UTILITY / WC

5' 10" x 5' 8" (1.78m x 1.73m), with window, tiled flooring, base unit with work surface over, stainless steel sink, plumbing/space for washing machine and low level WC.



FIRST FLOOR LANDING

With access to five Bedrooms, Family Bathroom and Shower Room.

BEDROOM 1

11' 9" x 11' 8" (3.58m x 3.56m), with window and radiator.

BEDROOM 2

11' 4" x 10' 1" (3.45m x 3.07m), with two windows, fitted wardrobes and radiator.

BEDROOM 3

8' 3" x 6' 7" (2.51m x 2.01m), with window and radiator.





BEDROOM 4

14' 8" x 7' 1" (4.47m x 2.16m), with window and radiator.

BEDROOM 5 / STUDY

10' 4" x 7' 6" (3.15m x 2.29m), with window, fitted wardrobe and radiator.

FAMILY BATHROOM

11' 7" x 7' 3" (3.53m x 2.21m), with window, laminate flooring, low level WC, wash hand basin with cupboard space below, bath, tiled walls, radiator, spotlighting, extractor fan and airing cupboard housing the hot water cylinder.



SHOWER ROOM

8' 6" x 5' 3" (2.59m x 1.6m), with window, low level WC, wash hand basin, shower cubicle, heated towel rail, spotlighting and extractor fan.

FORGE

GARDEN ROOM (FORMER FORGE)

26' 11" x 14' 10" (8.2m x 4.52m), with two sets of sliding doors, original Forge door, window, tiled flooring, log burner, storage cupboards, fitted with a range of wall and base units with drawers and work surfaces over, stainless steel sink and drainer, two ring ceramic hob, spaces for a fridge and freezer, original beamed ceilings and access to the Store Room.



STORE ROOM

14' 8" x 13' 11" (4.47m x 4.24m)

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NOTE

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Ground Floor

Approx. 89.0 sq. metres (958.2 sq. feet)



Forge / Potential Annex

Approx. 90.0 sq. metres (968.2 sq. feet)



First Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



Total area: approx. 230.0 sq. metres (2475.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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