



The Olde Forge
Redhill | Hertfordshire | SG9 0TH

The Olde Forge

The Olde Forge is a stunning blacksmiths cottage with 3 double bedrooms, kitchen diner, snug and lounge opening to the generous garden. With parking by the house and a large double garage, this immaculate cottage is in the perfect spot to enjoy the surrounding countryside. Being under 6 miles to Buntingford and just over 4 miles to Baldock, where there is a mainline station into Kings Cross, it is a superb location for those who want to be rural but not isolated.

Step Inside

The entrance hall is a wonderfully open, versatile space which could be used as it is, an entrance hall with storage, or perhaps a formal dining space. The beautiful chimney used to house the Blacksmiths Forge and is now unusable for fires, but is a charming addition to the room. To your left there is a fantastic 'snug', currently set up as a music room, but would lend itself to be a TV room, formal dining room or home office. Stepping up into the kitchen the underfloor heating welcomes you in to this fabulously stylish space. The rustic, wavy edged wooden worktops are a real showstopper and add to the country charm of this kitchen. There is a Rangemaster oven, and plenty of storage including glass fronted cabinets and under counter wine fridge. Moving down the kitchen there is a cosy dining area, the back door, a downstairs cloakroom and large pantry cupboard. Stepping back through the house you find a beautiful lounge with brick fireplace that houses a large wood burning stove. This gorgeous, light-filled room has character in abundance and views over the garden through the large bi-folding doors. The open staircase takes you up to a small landing which leads to the 3 bedrooms. There is also a good sized storeroom; large enough to be a laundry room or wardrobe. At the front there are 2 lovely bedrooms; the first being large enough for a small double and the second perfectly suited for a King-size bed and furniture. The master bedroom is flooded with light and has views over the garden and horses paddock to the right. The family bathroom is beautifully decorated with a large bath and overhead shower.

Step Outside

The Olde Forge Cottage has its garden to the side of the house which is accessible from both the bottom of the garden and the top. There is a parking space in front of the top garden gate, leading you to walk past the bi-folds and around the house to the back door, where you will find the oil tank and an outside tap. The garden is a lovely, manageable size and has many established shrubs and trees. The paddock to the rear gives a lovely outlook, adding to the feeling of space, and you are only overlooked by the occasional horse! In the middle of the garden there is a painted, brick garage, accessible from the road and another gate, which has a 'lean to' currently used as a terrace, giving some shade in the summer months and under cover storage in the winter. Beyond the garage, you find another section of the garden which has raised beds for those looking to 'grow your own'. It's a really versatile space which could be used to build more storage or make an entertaining area.

Redhill is a pretty, rural hamlet close to the villages of Rushden, Roe Green and Sandon, where there is a lovely primary school. It is also just under 6 miles to the market town of Buntingford which is on the A10. It offers local schools up to secondary level, a busy High Street with restaurants, takeaways, coffee shops and many independent retailers. Just over 4 miles away in the other direction is Baldock where there is a mainline station into Kings Cross or Cambridge. It also offers a fantastic range of pubs and restaurants, a large supermarket and fast links to the A1.

The cottage has a Nest controlled thermostat for the oil fuelled heating system, double glazing throughout fitted 4 years ago and was fully rewired in 2016. The finish and décor of





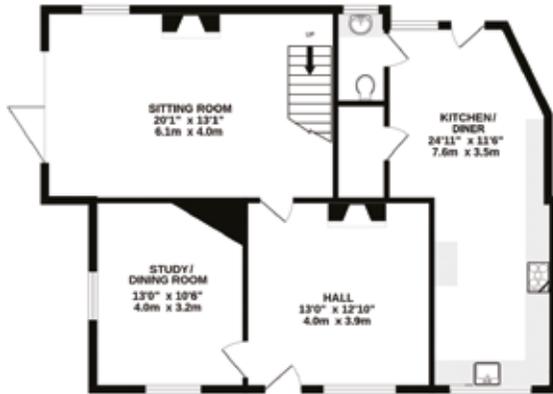






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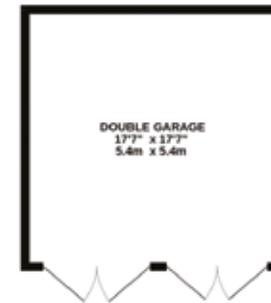
GROUND FLOOR
831 sq ft. (77.2 sq m.) approx.



1ST FLOOR
578 sq ft. (53.7 sq m.) approx.



GARAGE
310 sq ft. (28.8 sq m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



EPC E
Council Tax Band: G
Tenure: Freehold

Guide price £750,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 30.01.2025



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