



FORGE HOUSE

LONDON ROAD, SHADINGFIELD, BECCLES, NR34 8DH



A truly unique family home, brimming with character and history, originally used as a forge and now providing a wonderful family home.

Approached via a gravel driveway, which splits to offer access to two separate garages – one integral and conveniently accessible from the main house, and the other detached, offering additional privacy and potential for a variety of uses.

Upon entering, the spacious and inviting entrance hall sets the tone for the rest of the property – beautifully presented with characterful features retained where possible. To one side, a generously proportioned kitchen/ dining room originally the old forge, provides the perfect setting for family meals and has French doors which open to the beautifully landscaped garden. A door from the kitchen leads through to a utility room, which in turn gives access to the garage.

At the front of the home, a delightful L-shaped sitting room welcomes you, featuring a traditional fireplace with an inset woodburning stove. A door leads to the rear hallway, where you'll find a ground floor shower room as well as a door to a spacious conservatory that enjoys views of the garden.

Stairs rise from the hallway to the first floor, where a split-level landing provides access to four charming bedrooms and a family bathroom. Each room retains a characterful charm, perfectly complementing the spacious and functional living areas on the ground floor.

Outside, the gardens are beautifully presented, offering a serene and private outdoor space. Additionally, a brick outbuilding holds significant potential for a variety of uses, whether for storage, a workshop, or a possible studio.

Set in a popular village, the property is ideally located with excellent access to both Southwold and Beccles, making it perfect for those who enjoy both country living and access to the coast and nearby towns. The surrounding countryside offers an abundance of scenic walking routes, ideal for outdoor enthusiasts.

This is a truly special home, offering a blend of historical charm, functional living spaces, and a beautiful setting.







SERVICES

Mains electric, water & drainage are connected. Heating – oil fired central, LPG cylinders at the rear of the property for the range cooker (gas hobs but electric oven). (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

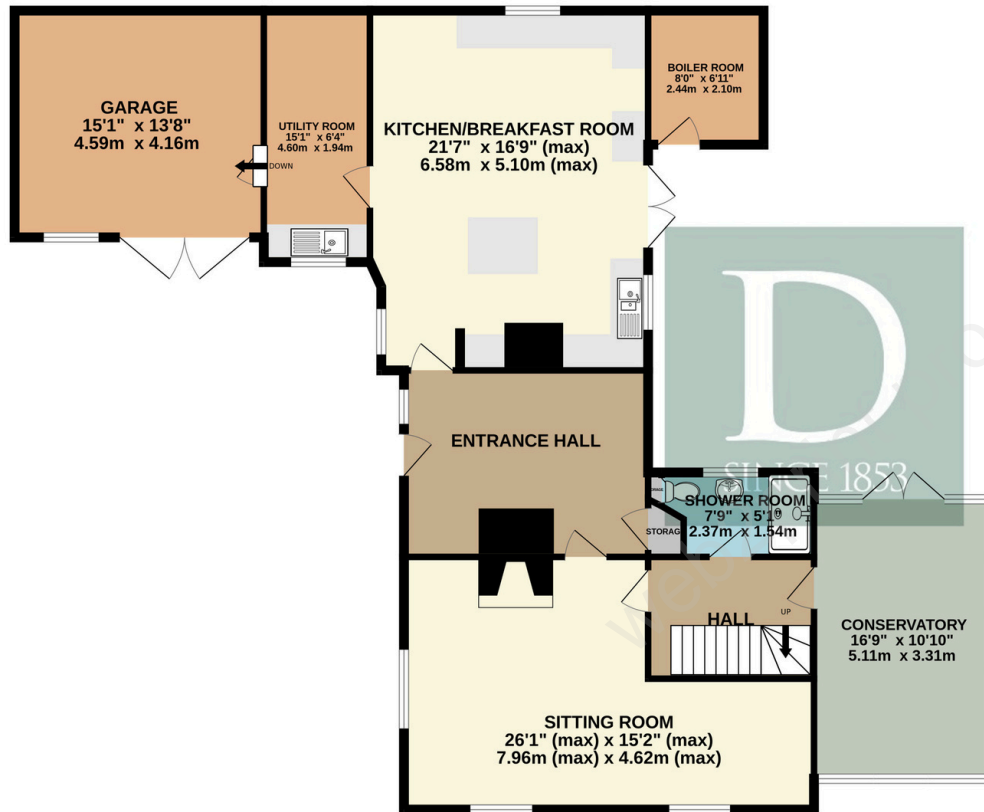
East Suffolk Council. Council Tax Band - D



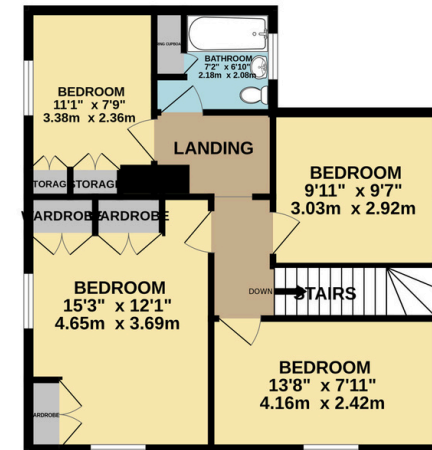




GROUND FLOOR
1446 sq.ft. (134.3 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.

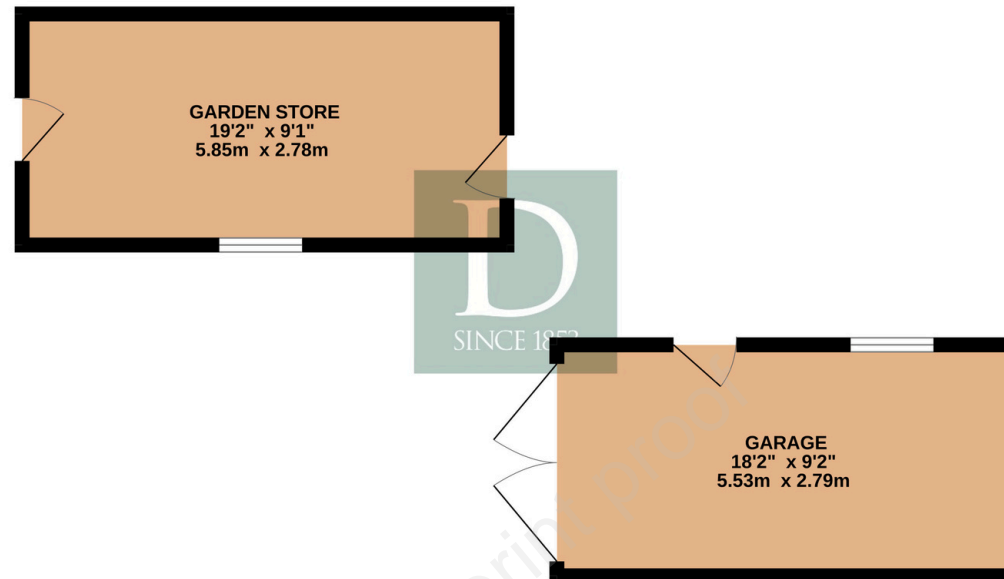


TOTAL FLOOR AREA : 2026 sq.ft. (188.3 sq.m.) approx.

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN

OUTBUILDINGS
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 343 sq.ft. (31.8 sq.m.) approx.

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