

THE OLD FORGE

NEW STREET, FRESSINGFIELD, IP21 5PG





An outstanding village house consisting of a period cottage with attached converted forge. It has been comprehensively renovated by the current vendors, offering an abundance of character and versatility

The property is an iconic and prominent period house within the heart of the popular village of Fressingfield. The house has been superbly renovated by the current vendors including replacement windows and is very well-presented throughout. A single storey entrance hall links the cottage with the converted forge and creates a seamless flow between the two spaces. Within the old forge is an outstanding entertaining space consisting of a dining room with French doors to the garden and open vertical beams dividing it from the recently refitted double aspect kitchen/breakfast room. It has an attractive range of units plus central island. At one end is a useful utility room that connects with the garden room addition. It has bi-folding doors to the garden and is currently set up as a spa with hot tub and sauna.

In the original cottage there are two principal reception rooms on the ground floor. The vendors use one as a study and the other as an attractive sitting room with open fireplace and woodburning stove. The room opens at one end into a snug/further sitting area. Off the

study is a room which the vendors are currently using as a single bedroom but could be used as a variety of things. There is a shower room on the ground floor. On the first floor the principal bedroom has an ensuite shower room and a range of fitted wardrobes. There are two further bedrooms and a family bathroom with freestanding bath.

There is a gravel driveway to the front providing off-road parking. The gardens are a delightful feature of the property. Immediately to the rear of the converted forge is a paved patio for alfresco dining. It joins the lawn which is bordered by a wide array of established shrubs and trees. Despite the central location the garden offers excellent levels of seclusion.

SERVICES

LPG central heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk Council and Tax Band C

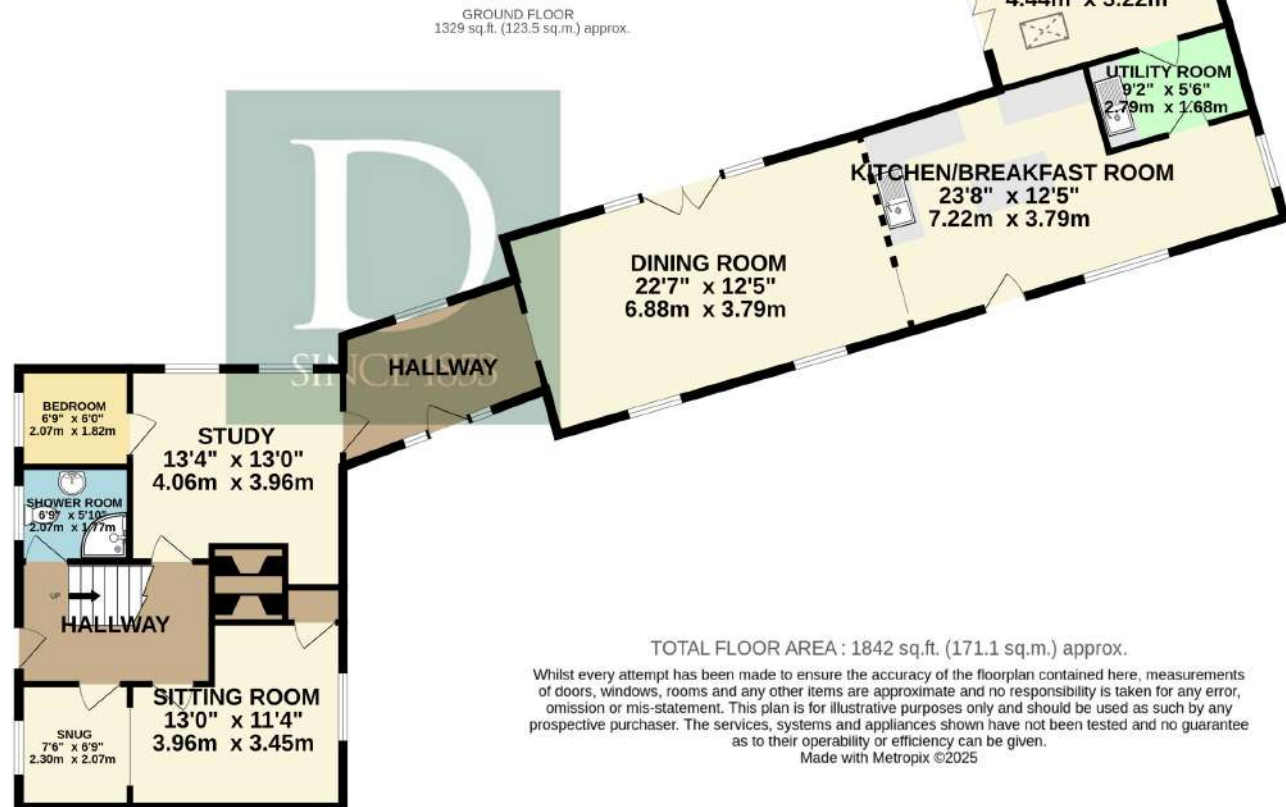
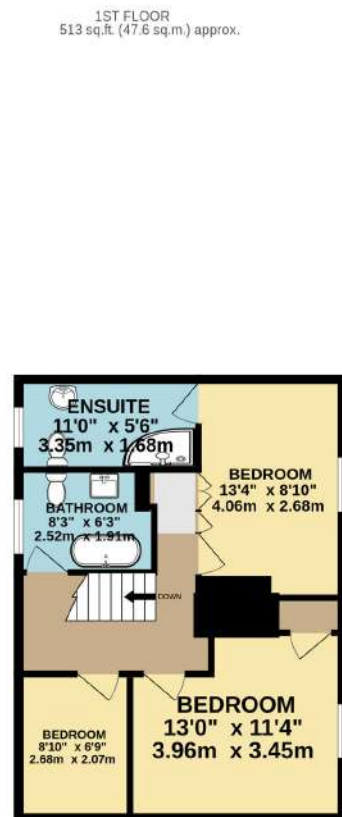








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