



**THE FORGE**  
LUTTON | PE8 5ND

**£225,000**

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS

The Forge, Main Street, Lutton, Peterborough, PE8 5ND

A detached, characterful cottage, in need of updating, offering two bedrooms, garden and garaging, set in the heart of this attractive village.

Hall cum utility | Cloakroom | Kitchen | Dining Room | Sitting Room

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Landing | Two Bedrooms | Bathroom

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Garden | Timber Garage

### The Property

This attractive, detached cottage, with timber framed origins, and a thatched roof, is thought to date from the late 1600s and then altered in the 1800's. A modern extension was added to the rear, probably in the 1970s. The property is Listed Grade II.

Like many cottages, the primary access is to the rear. The door opens into a sizeable hall cum utility room, which has a cloakroom / WC off to one side. A door leads through to the basic galley kitchen, which has a few cupboards, worksurface and sink. An electric cooker is set to one side. The kitchen is open to the dining room which has a bay window to the front. The chimney breast is in situ. A traditional ledged door opens to the front hall, which as a door to the front garden and a door into the sitting room. This has an open fire and a bay window to the front garden.

Stairs rise from the front hall to the landing, which serves two double bedrooms and the bathroom.

The cottage sits slightly elevated from the road behind a mature front garden. A central path leads to the front door. The garden wraps around either side and spans the rear of the cottage.

The drive leads up to a timber garage at the back of the garden. The drive is a shared access, which belongs to The Forge. It also provides access to The Old Post Office (to the right), and Lilford House (to the rear). These dwellings will contribute to on-going maintenance.

The cottage has been a rental property in recent years and is now ready for modernisation and improvement. The thatch has been assessed recently and requires re-ridging and tidying. A quote is held on file at the agent's office.



**Tenure** - Freehold with vacant possession.

**EPC** - Exempt - property Listed Grade II.

**Services** - Mains electricity, water & drainage. Electric heating. Fibre broadband connected.

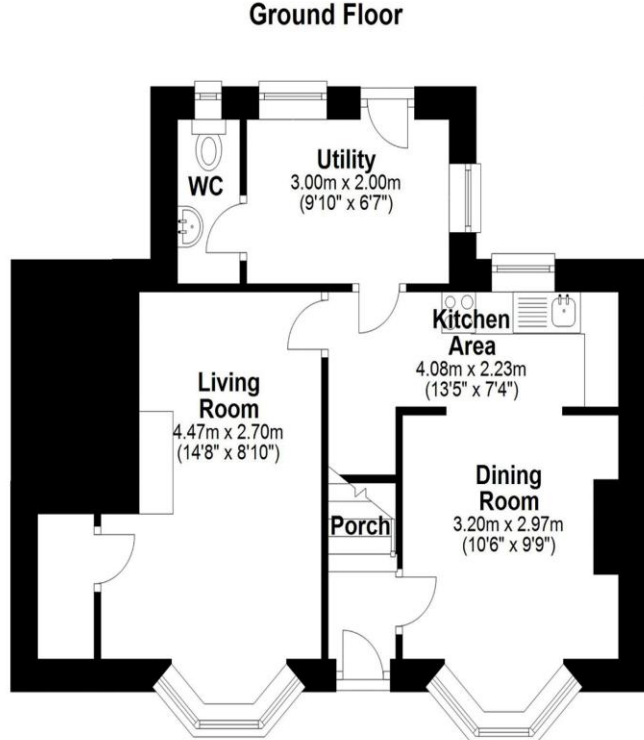
**Council Tax** - Band C

**Local Authority** - North Northants Council.

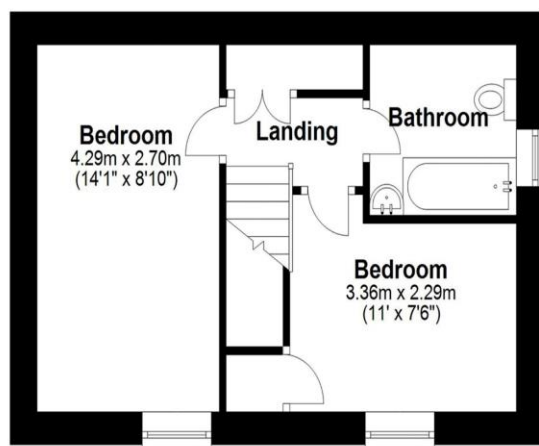
**Viewing** - Strictly by appointment with Woodford & Co  
01832 274732.



Ground Floor



First Floor



**Total Approx Gross Internal Floor Area = 75 sq/m (800 sq/ft)**

**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

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