



# FORGE HOUSE & THE OLD FORGE

ISLIP | NORTHAMPTONSHIRE

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An attractive stone, three-bedroom cottage along with a converted former forge, offering office or studio workspace and off-road parking, within a plot of 0.28 acre.

The Cottage - Living Room | Dining Room | Kitchen/ Breakfast Room | Utility | Shower Room / WC

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Landing | Three Double Bedrooms

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The Old Forge – Principal Office | Secondary Office | WC

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Parking | Garden with scope for residential development (stp)



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12 Market Place, Oundle, PE8 4BQ

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**The Property**

This rare opportunity comprises a three bedroom, stone cottage, with attached studio / office complex, skilfully converted from the old forge. Built in local limestone and set beneath modern pantile roofs, these handsome buildings stand well at the end of the High Street, within the village conservation area. Forge House is Listed Grade II.

**Forge House** offers comfortable accommodation, set over two floors. The front door opens to the living room which has an inglenook with wood burning stove as a focal point, and two windows with seats beneath. A door leads through to the inner hall which provides access to the dining room and leads on to the kitchen / breakfast room. This is fitted with a range of wall and base units with worksurfaces and inset sink. A range cooker stands to one end. There is space for the usual appliances. The back hall provides access to the utility room, which in turn leads through to the garden. Across the hall is the bathroom. On the first floor there are three, double bedrooms, each with a view to the front.

**The Old Forge** is a beautiful and practical barn conversion, with Planning Permission for office use. Having parking to the front and its own street door, as well as its own connection to the services, it can serve as a stand-alone business unit. It offers a large and light studio / office, with vaulted ceiling. An inner hall leads to the cloakroom with shower / WC and to a smaller, second office. A door leads from the main office, out to the garden.

**Outside** - the total plot measures about 0.28 acre, comprising formal gardens to the front and rear of the house. The remainder of the plot wraps around The Old Forge, and is currently laid to lawn, with mature hedging to the boundaries. There is excellent road frontage which may lend itself to further vehicle access or perhaps for residential development, subject to planning permission. Interested parties should make their own enquiries of the Local Authority.

Services	Council Tax	EPC	Tenure
All mains services connected. Gas-fired central heating.	Band D	Exempt- Listed.	Freehold

**Viewings**

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 [info@woodfordandco.com](mailto:info@woodfordandco.com)







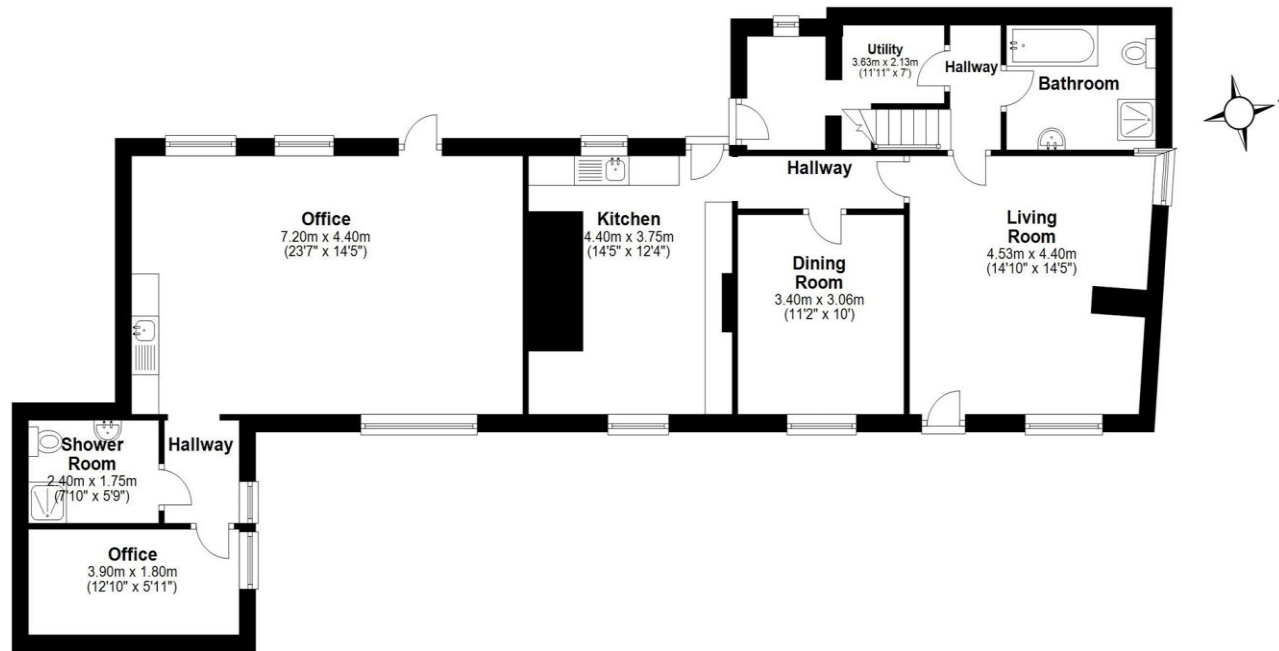




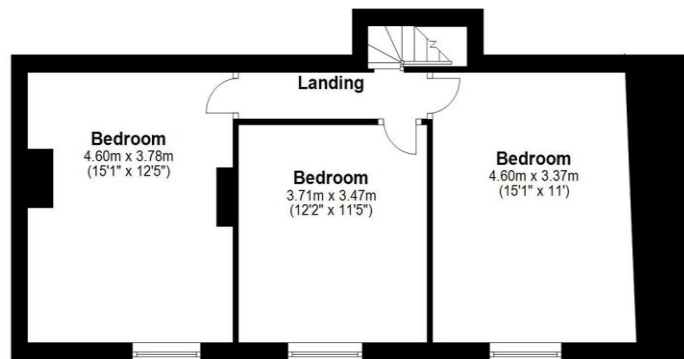




Ground Floor



First Floor



**Total Approx Gross Internal Floor Area = 171 sq/m (1833 sq/ft)**

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



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