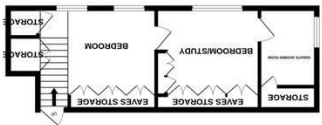




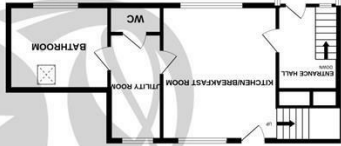
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
	(1-20)	G
Not energy efficient - higher running costs		
Current		
Potential		



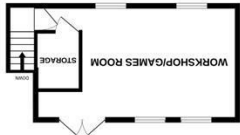
2ND FLOOR



1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximately as 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.

Made with Metropix s2025



www.justproperty.net

The Old Forge, The Thorne, Guestling, TN35 4LU

FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms 1356.25 sq ft

The Old Forge, The Thorne, Guestling, TN35 4LU

Freehold

£660,000



PROPERTY DETAILS

Just Property is delighted to bring to the market this spectacular detached home, "The Old Forge". Dating back to 1825, the property effortlessly blends period charm with modern comforts, offering an exceptional family home in the highly sought-after village of Guestling. Set on a generous plot, this captivating property boasts a wealth of characterful features alongside contemporary conveniences, making it a truly unique offering.

Internally, the home is both spacious and thoughtfully designed, with generous storage throughout and a layout that flows seamlessly. You are welcomed into the property by the spacious entrance hall on the ground floor leading into the fully equipped kitchen/breakfast room, which opens into a separate utility room. A convenient cloakroom and family bathroom complete this level.

On the first floor, you'll find a cosy lounge featuring a charming wood-burning stove, along with a separate dining room. The first of three bedrooms can be found on this level.

The second floor accommodates two further well-proportioned bedrooms, one of which benefits from the luxury of an en-suite shower room, adding an extra touch of convenience and privacy.

The lower ground floor offers an exceptional garage/games room, providing a versatile space perfect for a variety of uses.

Modern comforts are apparent throughout, with gas central heating and UPVC double glazing ensuring warmth and efficiency. The property is accessed via electric gates, leading to ample off-road parking and a double garage, offering both practicality and security.

Externally, The Old Forge is set within beautifully maintained gardens, with the added appeal of a paddock and stables – an ideal addition for those seeking extra outdoor space.

Please contact the vendors chosen sole agents, Just Property, to experience everything this exceptional property has to offer.

ROOM DIMENSIONS

Entrance Porch

Hallway

Storage

Kitchen/Breakfast Room
14'1" x 13'11" (4.31m x 4.26m)

Utility Room
9'2" x 4'9" (2.81m x 1.46m)

WC

Bathroom
10'2" x 9'1" (3.11m x 2.78m)

Stairs To First Floor

Lounge
14'4" x 16'1" (4.37m x 4.91m)

Dining Room
13'1",259'2" x 9'2" (4,79m x 2.80m)

Bedroom
16'0" x 9'3" (4.90m x 2.84m)

Stairs To Second Floor

Bedroom
17'6" x 9'10" (5.34m x 3.02m)

Eaves Storage

Bedroom/Study
12'9" x 10'9" (3.90m x 3.30m)

En-Suite Shower Room
5'0" x 9'4" (1.53m x 2.86m)

Stairs To Lower Ground Floor

Workshop/Games Room
29'6" x 16'6" (9.01m x 5.04m)

Garage

Rear Garden/Paddock

FEATURES

- Detached Period Home
- Substantial Rear Gardens & Paddock
- Constructed in 1825
- Detached Double Garage & Off-Road Parking
- Large Workshop/Games Room
- Three Bedrooms
- Electric Gates
- UPVC Double Glazing
- Fitted Kitchen & Utility Room
- Generous Storage

