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*The Forge, Southwold Road, Blyford*  
Halesworth, Suffolk, IP19 9JU

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The Forge is a semi-detached period cottage which has recently been sympathetically extended to provide a three bedroom home with a large garden overlooking the Blyth Valley to the rear.

Accommodation comprises:

- Entrance hall
- Sitting room with a wood-burning stove
- Ground floor bedroom or 2nd reception
- Well fitted kitchen with steps down to the breakfast room, overlooking the garden
- Wonderful bathroom with a roll-top bath
- Utility/coat and shoe store
- First floor shower room
- Two first floor double bedrooms
- Oil central heating and underfloor heating
- Overall plot of approx 0.2 acres, with a large south facing rear garden consisting of a lawn with an attractive raised slate terrace, well planted beds, vegetable plot, fish pond, shed and a large cabin.
- Shingled area providing parking for three vehicles
- Exposed beams, ceramic tiled and stripped wooden floors and solid oak doors
- Perfect holiday or a full time home



### The Property

Entering the front door takes you into a hallway where there are stairs to the first floor. To the front is the sitting room with a brick fireplace housing a wood burning stove and exposed wall and ceiling timbers. The third bedroom is a good sized which could also be used as another reception room. There is an excellent re-fitted bathroom with a w.c. hand basin and roll top bath. Beyond and down some steps is the utility room with a door to the rear garden. Fitted cupboards house the underfloor heating controls and also a washing machine. The kitchen has also recently been refitted to provide a good range of wall and base cupboards with oak worktops and a butler sink. There is also a calor gas range cooker. steps lead down to the dining area with its fully glazed French doors opening out to the rear garden. The ceramic tiled flooring enjoys underfloor heating. On the first floor are two further double bedrooms, the master bedroom has wonderful views to the rear over the garden and countryside beyond. There is another shower room with a corner shower, w.c. and hand basin. There are exposed wall and ceiling timbers along with re-fitted oak door, oil central heating and underfloor heating in the recent rear extension.



## Gardens and Grounds

The Forge is located in the village of Blyford and set back from the road by a front garden contained by hedges and a brick wall. There is a good sized shingled private parking area at the rear, which is accessed over an area used by the neighbouring properties. A garden gate leads to the wonderful south facing rear garden which has been created by the owner with a extensive raised curved slate terrace, immediately behind the house with a shrub bed contained by oak sleepers. There is a pergola and a decked area to the front of the wooden cabin, which is insulated with power and water connected. The large lawn has mature trees and shrubs with a fish pond, vegetable plot and garden store. The property also overlooks countryside to the rear.

## Location

Blyford lies approximately three miles from the market town of Halesworth and seven miles from Southwold on the coast. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 15-minute drive away.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil central heating, and underfloor heating mains water, drainage and electricity are connected

### EPC Rating: D

Local Authority

East Suffolk District Council

Tax Band: B

### Agents Note

Please note that the adjoining house has a flying freehold over part of this property.

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

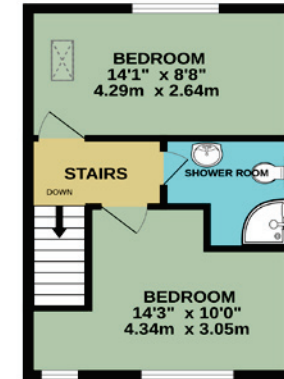
Vacant possession of the freehold will be given on completion.

## Guide Price £350,000

GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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