



*The Old Forge, The Street, Wissett,  
Halesworth, Suffolk IP19 0JG*



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ESTATE AGENTS



Southwold - 10 miles

Halesworth - 3 miles

The Old Forge Cottage is a pretty brick and flint former blacksmith's workshop, converted in the early 1990's into a dwelling which would make an excellent holiday or a lovely full-time home.

*Accommodation comprises briefly:*

- Sitting room with space for dining
- Kitchen
- Re-decorated throughout
- Re-fitted bathroom
- Two double bedrooms
- Walled courtyard garden
- Calor gas central heating
- Off road parking
- Walled courtyard garden
- Centre of village
- Offered with no onward chain
- Excellent lock up and leave property



### The Property

The front door opens into the the sitting room, which is a cosy room with two large attractive windows to the front aspect. A door gives access to the kitchen to the rear with a stable door to the garden. The kitchen is fitted with a range of cupboards a fridge/freezer, calor gas hob and space for an oven. The central heating boiler is found to one wall.

A lobby off the sitting room takes you into both bedrooms, both are doubles with a good range of wardrobes and cupboards. The bathroom suite has recently been installed to comprise of a w.c. hand basin and a bath, newly tiled walls and floor. The property has the benefit of calor gas central heating and has recently been re-decorated throughout.



## Garden

To the front of the property there is a brick parking area which could accommodate two vehicles. The walled courtyard garden to the other side is paved and shingled with climbers. A garden gate gives access to the street. The rear of the property has a shingled pathway running along a small stream.

## Location

The property is situated in the heart of the village of Wissett which has an award winning café The Suffolk Jungle Rooms. Located just 4 miles from Halesworth. Halesworth provides many independent shops, 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. There is the train station with services to London Liverpool Street via Ipswich with stations at Darsham and Halesworth. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 10 minute drive away.



518 sq.ft. (48.1 sq.m.) approx.

#### Fixtures & Fittings

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

#### Services

Calor gas central heating, Mains water, drainage and electricity.

#### Local Authority

East Suffolk District Council

Band: B

Postcode: IP19 0JG

EPC:

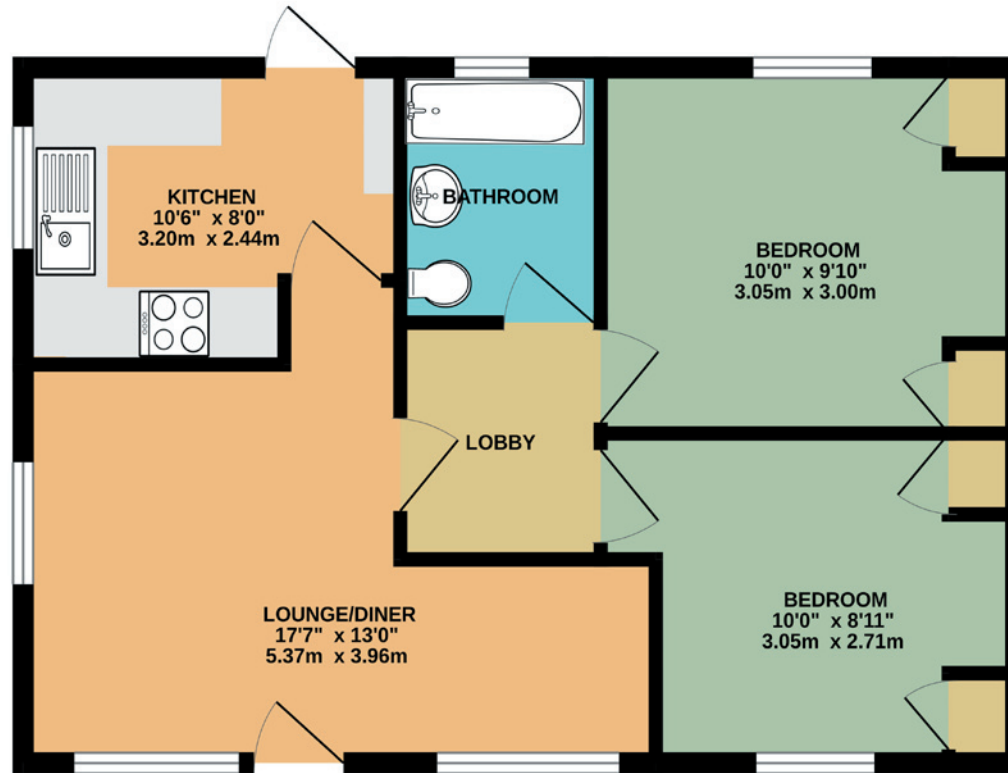
#### Agents Note

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: £225,000**



TOTAL FLOOR AREA: 518 sq.ft. (48.1 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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