



Old Forge
High Town Green, Suffolk.

**DAVID
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Old Forge, High Town Green, Rattlesden, IP30 0SX.

High Town Green is a small and well-regarded hamlet set within unspoilt Suffolk countryside, offering a peaceful rural lifestyle without isolation. The nearby villages provide day-to-day amenities, while larger market towns are within easy reach for more comprehensive facilities. The area is well positioned for access to the A14, providing direct links to Bury St Edmunds, Ipswich and Cambridge. Mainline rail services are available from nearby stations, offering connections to London Liverpool Street, making the property suitable for those needing occasional commuting while enjoying a predominantly rural way of life. The surrounding countryside offers excellent walking and cycling routes, with a network of footpaths and quiet lanes, and the wider Mid Suffolk area is renowned for its charming villages, historic market towns and strong sense of community.

A beautifully presented detached period cottage, set within an idyllic semi-rural setting, offering generous accommodation, extensive outbuildings and exceptional scope for further enhancement. Tucked away in the highly regarded hamlet of High Town Green, The Old Forge is a charming and deceptively spacious detached cottage, surrounded by mature trees and open countryside, yet well placed for access to nearby villages and market towns. The property has been thoughtfully updated and improved by the current owners and now provides a comfortable and versatile home, equally well suited to full-time occupation or a peaceful country retreat

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Key Features:

- Charming detached period cottage in a sought-after semi-rural location
- Three reception rooms plus conservatory
- Kitchen/breakfast room with utility and ground floor bathroom
- Three first-floor bedrooms and WC
- Extensive attached workshops offering exceptional potential (subject to planning)
- Almost one third of an acre of landscaped gardens
- Ample parking and open cart-shed style storage
- High degree of privacy, surrounded by mature trees and hedging
- Convenient access to nearby villages, market towns, the A14 and mainline rail links.

The ground floor offers well-balanced living accommodation, including a welcoming sitting room, a separate dining room ideal for entertaining, and a cosy snug currently used as a home office. These principal rooms are complemented

by a bright conservatory overlooking the garden, creating an additional reception space that connects the house seamlessly to its surroundings.

At the heart of the home is a generous kitchen/breakfast room, well arranged for everyday living, with a spacious hallway and adjoining utility room. A ground floor bathroom completes the accommodation on this level.

On the first floor are three bedrooms. The principal bedroom enjoys a lovely outlook over the grounds and provides access through to two further smaller bedrooms, making this layout particularly appealing for families with younger children, or for those seeking dressing room, nursery or home office space. A first-floor WC with wash basin serves this level.

A particularly notable feature of The Old Forge is the extensive range of attached workshops, currently divided into four separate areas and connected directly to the main house. Subject to the necessary planning permissions, these buildings offer significant potential to be incorporated into the main accommodation, creating additional living space, guest accommodation or a substantial home

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office/studio suite. As they stand, they are ideal for those with hobbies, workshop needs or small business use.

The gardens are a real highlight, extending to almost one third of an acre. To the front, a sweeping gravel driveway provides ample parking along with open cart-shed style storage, while a generous lawned garden creates an attractive approach to the house. To the rear, the gardens have been thoughtfully landscaped and include a shingle seating area, well-stocked flower and shrub beds, mature fruit trees, and a patio and barbecue area, perfect for outdoor entertaining. The entire plot is enclosed by mature hedging and trees, affording a high degree of privacy and seclusion.

SERVICES: Mains Electricity, Water, Private drainage and Oil-Fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D.

EPC RATING: TBC

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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