





## HERITAGE IN EVERY DETAIL

A home steeped in history, rich in character and beautifully positioned within one of Nottinghamshire's most charming village settings, The Old Forge is a truly special Grade II listed residence where heritage and lifestyle intertwine effortlessly.

Dating back to 1763 and once serving as the village shoeing forge, later used by the Horse Guard Regiment during the Second World War, this is a home with a story woven into every beam, brick and doorway. Today, it offers an exceptional blend of timeless charm, versatile living and peaceful countryside surroundings.

Set behind stone pillars and wrought iron gates, the approach immediately sets the tone. A sweeping gravel driveway curves gracefully through mature landscaped gardens, creating a wonderful sense of arrival as the house unfolds before you. Expansive lawns, established trees and carefully tended borders surround the home, offering both privacy and an idyllic backdrop throughout the seasons.





## FRAMED IN OAK AND LIGHT

Step through the impressive timber entrance door and into a vaulted vestibule where circular stained glass windows cast coloured light across the space, introducing the warmth and individuality that flows throughout the home.

Beyond, the entrance hall reveals exposed beams, rich wood flooring and a beautiful oak staircase rising to the first floor, creating an immediate feeling of heritage and comfort in equal measure.



## ELEGANT RECEPTION SPACES

Positioned immediately to the right of the entrance hall, the dining room is a wonderfully characterful space, perfectly suited to both intimate family dinners and larger gatherings alike. Original exposed beams stretch overhead, reinforcing the rich heritage of the home, whilst a window overlooking the front garden draws in natural light and offers a lovely outlook across the approach to the property.





## FLEXIBLE LIVING WITH A STORY TO TELL

Beyond the entrance hall, a rear hallway with ample built-in storage leads through to a wonderfully versatile section of the home, creating the potential for a private guest or family suite. Ideal for multi-generational living, visiting guests or older children seeking a degree of independence, this area offers flexibility whilst remaining beautifully connected to the character of the property.

The adjoining ground floor bedroom is particularly rich in history and atmosphere. Once part of the village post office, the room still proudly retains the original post box, a rare and charming reminder of the building's fascinating past. Full of warmth and individuality, the room offers ample space for a double bed and additional furniture, creating a comfortable and characterful retreat for family or guests alike.

The wet room has been thoughtfully appointed with underfloor heating, a walk-in shower, wash basin and WC, combining modern comfort with practicality for everyday living.





## THE HEART OF THE HOME

At the centre of daily life lies the beautifully handcrafted kitchen diner, a space that feels deeply connected to both the home's heritage and the village itself, handmade by a local joiner with a clear appreciation for timeless craftsmanship. Exposed beams stretch overhead, whilst windows overlooking the front gardens allow natural light to pour into the room, creating a warm and welcoming atmosphere throughout the day.

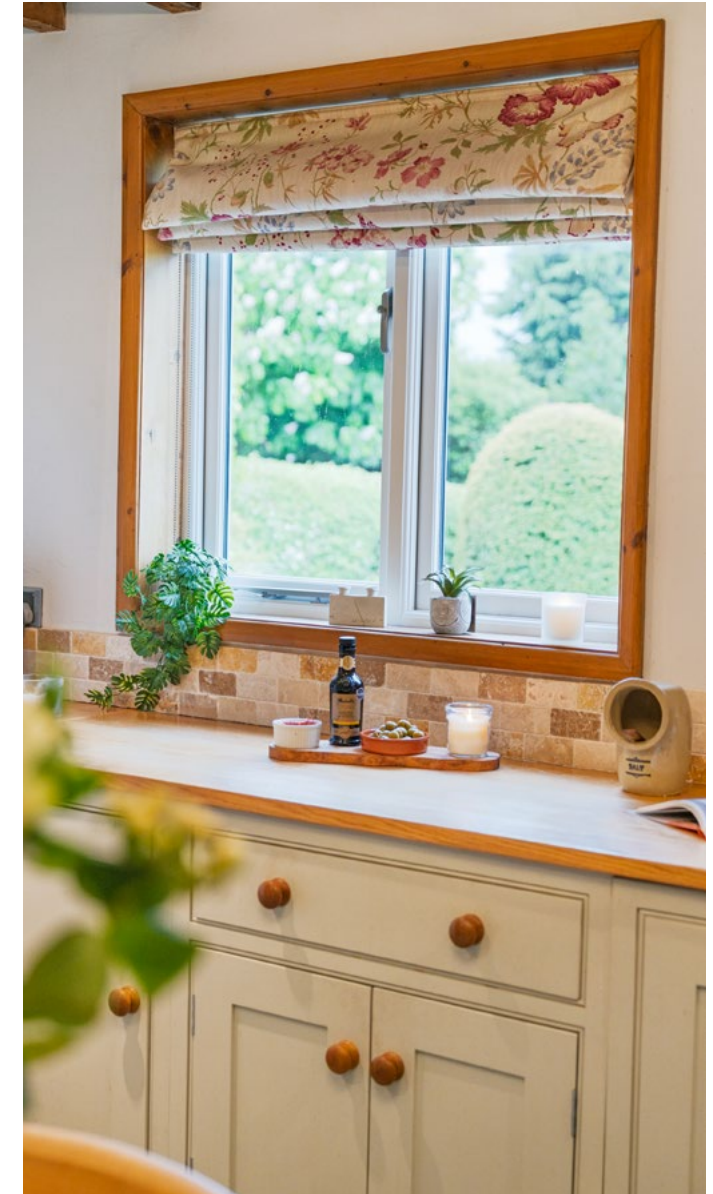




## COUNTRY KITCHEN LIVING

Designed for both relaxed family living and entertaining alike, the kitchen pairs traditional character with everyday practicality. Tiled flooring runs underfoot, complementing the bespoke cabinetry and the striking inglenook recess which houses a Rangemaster cooker with gas hob and electric ovens, creating an impressive focal point within the room. An integrated dishwasher and generous pantry enhance the functionality of the space, ensuring the kitchen works effortlessly for modern family life whilst retaining all the charm and authenticity expected of a home of this calibre.

Adjoining the kitchen, the utility room provides excellent practicality for everyday living, thoughtfully positioned alongside the boiler room and with direct access to the rear of the property. Fitted with a Belfast sink, additional storage and space for both a washing machine and tumble dryer, it is a highly functional area designed to keep the workings of family life neatly tucked away from the principal living spaces, whilst still complementing the character and charm found throughout the home.



# CHARACTER COMFORT AND QUIET CORNERS

The principal lounge is a room rich in atmosphere, blending warmth, craftsmanship and comfort in equal measure. A large bay window frames views across the gardens whilst flooding the room with natural light, with bespoke window seating creating the perfect place to pause with a morning coffee or unwind at the end of the day.





## SPACES MADE FOR CONVERSATION

Much of the character woven into this space has been thoughtfully created using reclaimed materials sourced from a local country house, giving the room a wonderful sense of authenticity and timelessness.

Hardwood flooring runs underfoot, whilst the striking inglenook fireplace forms an impressive focal point, complete with a reclaimed exposed beam above, a log-burning stove and storage set neatly to either side. Hidden discreetly within the room, a built-in drinks cabinet adds another thoughtful layer to the space, ideal for entertaining on cosy evenings with family and friends.

Glazed doors open through into the adjoining garden room, creating a seamless flow between the two spaces whilst allowing each room to retain its own distinct atmosphere.





## A ROOM WITH A VIEW

Peaceful and wonderfully connected to the outdoors, the garden room is a space to be enjoyed throughout every season. Double doors open directly onto the gardens, inviting the outside in during the warmer months, whilst bespoke library shelving crafted by the current owners gives the room a calm and reflective feel. Whether used as a reading room, second sitting area or simply somewhere to enjoy the surrounding greenery, it is a beautifully tranquil retreat within the home.





## PEACEFUL RETREATS BENEATH THE BEAMS

Along the first-floor corridor, tucked within the original part of the house, the principal bedroom is a wonderfully calming retreat, filled with character and natural light. Two large windows overlook the gardens, creating a peaceful outlook and drawing sunlight into the room throughout the day.

Exposed beams and hardwood flooring reinforce the heritage of the home, whilst the generous proportions allow ample space for a king-sized bed alongside freestanding furniture, creating a room that feels both elegant and comfortable. Rich in warmth and authenticity, it is a beautifully restful space that perfectly reflects the timeless charm found throughout The Old Forge.





## SPACES TO GROW, WORK AND CREATE

Further along the corridor, Bedroom Three offers a charming and versatile space, ideal as a nursery, dressing room or peaceful home study. Full of individuality, the room is elevated by a small set of intricately carved steps which lead up to a generous built-in storage cupboard, adding yet another layer of character and craftsmanship to the home.

A window overlooking the gardens brings in natural light and creates a calm and restful atmosphere, making this a wonderfully adaptable room to suit a variety of lifestyles and needs.





## FLEXIBLE FAMILY ACCOMMODATION

Positioned to the left at the top of the staircase, Bedroom Two is a generous and versatile room, currently enjoyed as a hobby space but equally well suited as a substantial double bedroom. Two large windows overlook the gardens, allowing natural light to fill the room and creating a wonderfully bright and uplifting atmosphere throughout the day.

Built-in wardrobes provide practical storage, whilst the room's close proximity to the family bathroom makes it ideal for family members or guests alike. Comfortable, adaptable and full of potential, it is a space that can effortlessly evolve alongside changing lifestyles and needs.





## A TOUCH OF VINTAGE CHARM

Serving the first floor accommodation, the family bathroom is full of character and nostalgic charm. Set beneath a gently sloping ceiling with exposed beams overhead, the room feels warm and inviting, complementing the heritage of the home beautifully.

Fitted with a bath with shower over, wash basin and WC, the space combines practicality with personality, whilst partially tiled walls in soft pastel pinks, blues and purples introduce a splash of colour and a wonderfully distinctive feel.

Thoughtfully in keeping with the individuality of The Old Forge, it is a bathroom that feels both functional and full of charm.





## ENDLESS POSSIBILITIES

Built alongside the garage in the early 2000s, the detached annexe has been thoughtfully designed in keeping with the style and character of The Old Forge itself, ensuring it feels beautifully connected to the history and aesthetic of the main residence.

Inside, the accommodation unfolds into a spacious open plan living and dining area where vaulted ceilings create a wonderful sense of openness and light. A separate kitchen provides practicality for longer stays or independent living, making the space feel entirely self-contained whilst remaining close to the main home.

The bedroom suite continues the sense of space and character, featuring large windows, vaulted ceilings and an adjoining en-suite shower room, creating a comfortable and peaceful retreat for guests or family members.



Currently utilised as office and workshop space, the annexe offers exceptional versatility and could effortlessly adapt to a variety of lifestyles. Whether used for multi-generational living, visiting guests, holiday accommodation or running a business from home, it is a valuable extension of the property that enhances both the flexibility and lifestyle appeal of The Old Forge.

# A PRIVATE SOUTH-FACING SANCTUARY

Outside, the gardens at The Old Forge feel wonderfully established, private and beautifully connected to the rhythm of village life. Fully south-facing, the grounds enjoy sunlight throughout the day, creating the perfect setting for everything from peaceful morning coffees to long summer evenings spent outdoors with family and friends.





## A PEACEFUL GARDEN SETTING

Mature planting and established hedging wrap around the gardens, giving the space a secluded and tranquil feel, whilst lawns and thoughtfully positioned seating areas encourage quiet moments to pause and enjoy the surroundings. Positioned along one boundary, the substantial double garage provides excellent practicality with power, lighting and loft storage above, complementing the versatility of the property perfectly.

Adding another layer of charm and intrigue, a hidden footpath tucked discreetly between the hedging creates a wonderful sense of discovery within the grounds, whilst directly outside the garden room, a stone terrace offers the ideal setting for al fresco dining and entertaining, seamlessly extending the living space outdoors during the warmer months.



# VILLAGE LIVING WITH COUNTRYSIDE CONNECTIONS

Set within the heart of Carlton-on-Trent, The Old Forge enjoys a peaceful village setting surrounded by open countryside, whilst remaining exceptionally well connected for everyday life. Scenic countryside walks, quiet country lanes and picturesque riverside paths along the nearby River Trent are also all close at hand.

Close by is the highly regarded Sutton-On-Trent Primary, making the village particularly well suited to family life. Just a short drive away, Newark offers an excellent range of independent cafés, restaurants, boutiques and supermarkets, alongside riverside walks around Newark Castle.

Local traditional country pubs including The Plough at Norwell and The Muskham Ferry add further appeal, offering relaxed dining and cosy evenings close to home.

For commuters, Newark North Gate provides direct rail services to London King's Cross in around 75 minutes, whilst the A1 offers convenient road connections north and south.

Blending history, character and versatility, The Old Forge is a home rich in warmth and individuality. From its beautifully preserved period features and flexible annexe accommodation to its private south-facing gardens and idyllic village setting, this is a home with a genuine sense of story and belonging.



## FLOOR PLAN

Approximate Gross Internal Area = 187.0 sq m / 2013 sq ft. Outbuilding / Garage = 77.0 sq m / 829 sq ft. Total = 264.0 sq m / 2842 sq ft.  
Illustration for identification purposes only. Measurements are approximate. Not to scale.



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