



Forge Cottage, The Street, Cretingham, Suffolk IP13 7BG

A Grade II Listed period terraced cottage which sits within a conservation area and is located in the heart of the desirable and sought after village of Cretingham, with outstanding views of the church.

No forward chain

Guide Price £250,000 Freehold

P7787B



Summary

A Grade II Listed period terraced cottage which sits within a conservation area and is located in the heart of the desirable and sought after village of Cretingham, with outstanding views of the church.

Location

Forge Cottage is located in the heart of the desirable and sought after village of Cretingham. The village itself benefits from a church and a highly respected pub, The Bell. The village of Brandeston is 1.5 miles and is home to Framlingham Colleges Prep-school. Framlingham itself is just 5.5 miles from the property and offers a comprehensive range of services and facilities including a supermarket, doctors surgery, dentist, veterinary practice, fuel stations, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. The property is within 10 miles of Woodbridge and the county town of Ipswich is just 15 miles. From here there are main line railway services to London's Liverpool Street station scheduled to take just over the hour. The Heritage Coast at Aldeburgh is within 20 miles, with the other coastal resorts of Thorpeness, Southwold, Walberswick and Orford in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, all within easy reach.

Description

Forge Cottage is a charming two bedroom terraced, Grade II Listed period cottage with brick and colour washed elevations under a pitch tiled roof. The cottage is located in the heart of the desirable and sought after village of Cretingham opposite the Church of St Peter. The property's location offers easy access for rural walks for those to enjoy the Suffolk countryside and it is just a short walk from The Bell public house.

The accommodation has been immaculately maintained and preserved during the current vendors tenure and is exceptionally well presented throughout. Entering the property through the front door into the welcoming and cosy sitting/dining room. This is an exceptionally light room with dual aspect front and rear. The central feature of the sitting room is a lovely recessed woodburning stove set in a redbrick chimney with an oak bressummer over with a log store to side which was previously the old bread oven, exposed ceiling timbers and a bay window to the rear which makes a perfect dining area overlooking the rear garden. There is a discrete door with a staircase that leads to the first floor with an understairs storage cupboard. A door from the sitting dining room leads through to the kitchen. This is a modern kitchen with a range of fitted base units, window to the rear, door to the garden, butler sink with mixer tap over, recessed into oak worktops, ceramic tiled floors, space for an electric cooker, slimline dishwasher, fridge and freezer, and door that opens into the ground floor shower room. This has an obscure window to the front, close coupled WC, wall hung basin and double walk-in shower cubicle with electric shower over, tiled surround and ceramic tiled floor.



Stairs rise to the first floor landing with partially vaulted ceiling and doors off to the bedrooms. Bedroom one is a good size double with window to the front overlooking the church, cathedral ceiling with exposed ceiling timbers and wall timbers, a built-in airing cupboard with pre-lagged water cylinder and shelving providing useful storage. Bedroom two is a further double with windows to the front overlooking the church with cathedral ceiling, exposed ceiling timbers and internal high-level windows to the landing and partially exposed floorboards. Throughout the property are strategically placed electric night storage heaters.

Outside

Externally the property is approached from the road through a cottage style front garden with pathway leading to the front door and is landscaped to provide a perfect seating area to enjoy the evening sun and enclosed by hedging.

To the rear of the property lies a cottage style garden with paved terrace, offering a secluded dining and seating area, mixed flower and shrub border enclosed by hedging and willow hurdling. To the rear of the garden is a gated access with right of way to the rear of the neighbouring property. There is also an outside store.



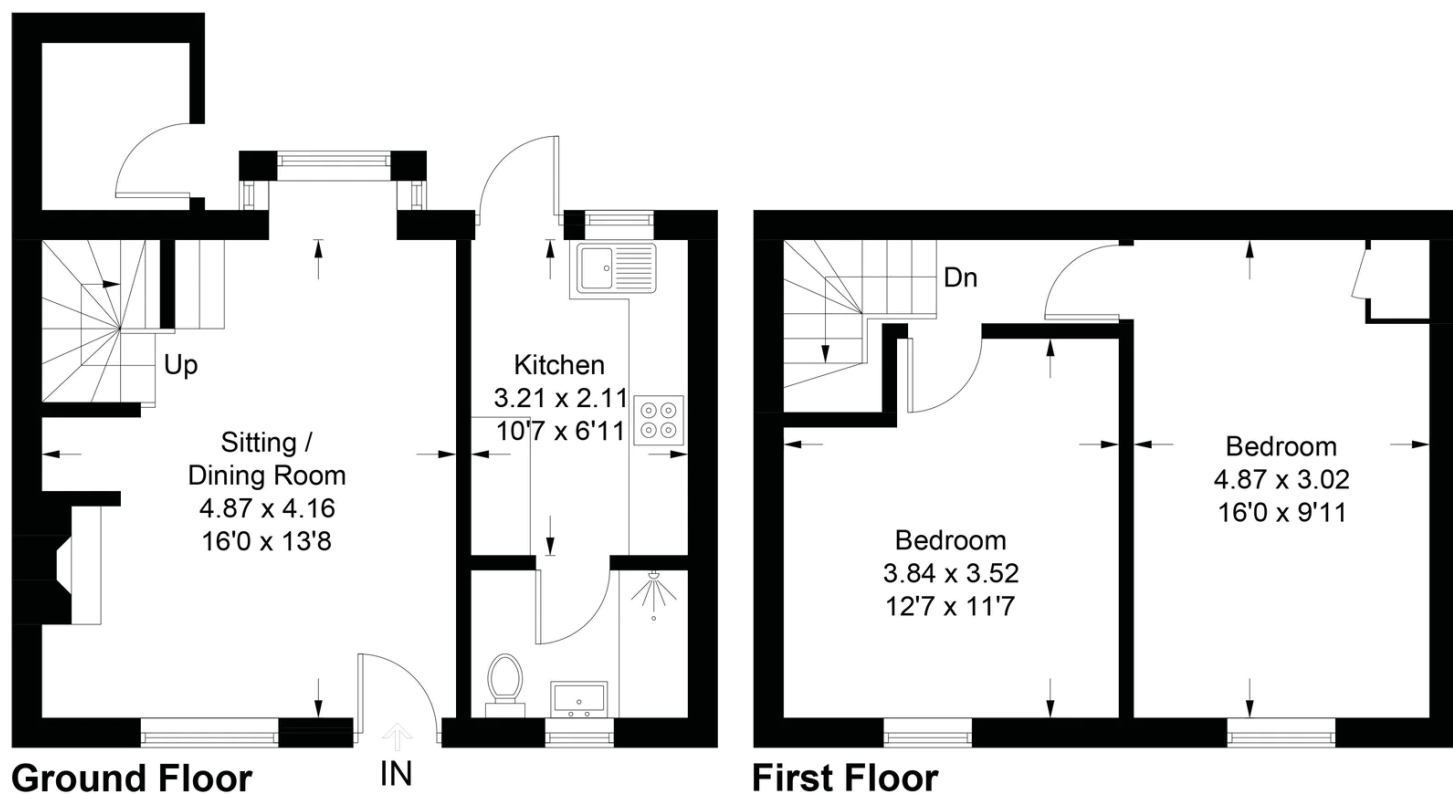






Forge Cottage, Cretingham

Approximate Gross Internal Area = 67.4 sq m / 726 sq ft



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Produced for Clarke and Simpson

Directions

Leaving Framlingham in a westerly direction along College Road, bearing left into Mount Pleasant and leaving Framlingham in the direction of Saxtead passing through Saxtead Green bearing left onto the A1120 through the village of Earl Soham. Proceeding down Earl Soham High Street, take your left signposted Cretingham and then approximately 1 mile, turn right signposted Cretingham. Take an immediate left and continue down this road for approximately 1 miles and take the next left into Cretingham Village. Proceed into the village with the church on your right, Forge Cottage can be found on your left identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: [///steady.landed.flops](https://www.what3words.com/steady.landed.flops)

Services Mains water, drainage, and electricity. Night storage heaters.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band B: £1,748.19 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.

Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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