



Jackie Quinn
estate agents

11 Blacksmith Close, Ashted

Guide Price **£650,000**

Believed to be the oldest cottage in Ashted, dating back to around 1580, Forge Cottage is a charming Grade II listed character property steeped in history, tucked away in a quiet cul de sac in the heart of Ashted Village. Having been lovingly owned by the same family since 1994, it now presents a rare opportunity for a new family to make it their own.

A herringbone paved pathway leads to an enclosed porch and into a spacious reception hall complete with an elegant spiral staircase to the first floor. The impressive triple aspect living area provides generous space for dining, working, and relaxing. This large L shaped room features an inglenook fireplace, bespoke built in storage, patio doors overlooking the garden, and a partly vaulted ceiling.

The kitchen offers space for a breakfast table, a range of wall and base units, and room for various appliances, all complemented by coordinated worktops. A rear lobby with built in storage provides access to the garden.

The principal bedroom is located on the ground floor and includes an ensuite shower room, along with plenty of space for freestanding furniture. Upstairs are two further double bedrooms, both with built in wardrobes and one benefiting from a wash basin and concealed ensuite shower and toilet. A second spiral staircase leads to the family bathroom on the top floor.

Outside, the low maintenance, courtyard style, walled rear garden features a decorative pond and mature planting. The property also includes a parking space and a single garage, accessible both from the garden and the front of the property.

For guidance on owning a listed property, please visit:

<https://historicengland.org.uk/images-books/publications/guide-for-owners-of-listed-building>

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Grade II listed character semi-detached cottage
- Over 400 years old
- Three bedrooms
- Two bathrooms





**Approximate Gross Internal Area 1440 sq ft - 133.765 sq m
(Excluding Garage)**

Ground Floor Area 1002 sq ft – 93.1240 sq m

First Floor Area 353 sq ft – 32.7638 sq m

Second Floor Area 85 sq ft – 7.8772 sq m

Garage Area 167 sq ft – 15.4768 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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