

THE OLD FORGE

— ORTON LONGUEVILLE —

With a fairytale name to match its storybook setting, The Old Forge keeps a peaceful watch through diamond windows over the green in The Village, a quiet no-thoroughfare lane, seldom used but for dog walkers, residents and the occasional visitor, in the characterful Peterborough village of Orton Longueville.

Remaining in the same family ownership since 1983, this Grade II listed home carries a history that stretches back to the mid 19th century, set beneath a mottled Collyweston slate roof. Formerly two cottages, now considerably combined into one, The Old Forge balances easy, natural flow with quaint character, carefully preserved over time.

Park up along the gravelled driveway to the side with space for three or four cars, before stepping inside.

Cottage warmth pervades indoors, courtesy of latched wooden doors and terracotta tiles underfoot. Traces of the home's journey remain in the entrance hallway, which runs left culminating in an arched window where one of the two original front doors once stood.



WINE AND DINE

Farmhouse comfort resonates in the country kitchen, where solid wood cabinetry provides plenty of storage, balanced by modern touches including a ceramic hob and integrated kitchen appliances. Light streams in through French doors, creating a sense of oneness with the outdoors. The ideal family space, the kitchen is a sociable hub, with plenty of room for people to gather at the breakfast peninsula or around the breakfast table in the cosy area to the side.

Emanating character and warmth, the fireplace, with electric fire, in the dining room lends a sense of formality to supper parties, with light streaming in through the diamond panes to the front, and French doors which open to invite al fresco dining in the garden in summertime.



RELAX AND UNWIND

Muted earthy shades flow throughout, from cloakroom to understairs storage to the large sitting room to the front, formerly two rooms, now part opened up, revealing fireplaces and built-in book shelving, and offering a wonderfully modern 'broken plan' style of living, perfect for families.



SOAK AND SLEEP

Upstairs, five bountiful bedrooms branch off from the landing, offering flexible arrangements for all.

Tucked away at the end of the landing, the first double bedroom is flooded with light from windows to both the front and rear, offering so much space for a double bed, wardrobes and drawers.

The principal suite features an array of fitted wardrobes, served by its own private en suite shower room, formerly part of one of the original staircases.

A third double bedroom sits adjacent to the spacious and serene main bathroom, featuring a separate shower and bathtub, with a corner of fitted storage.

Private and peaceful, a fourth, single bedroom currently serves as a study, with the potential to be converted into an en suite or bathroom for the two double bedrooms to either side.

Overlooking the leafy green at the front, the final spacious double bedroom is bathed in light from two characterful windows, completing the quintet of soporific bedrooms. Light and bright with plenty of space for storage, wake up to another restful day in The Village.



ORCHARD OASIS

Set on an area of former orchard, the mature garden to the rear of The Old Forge offers peace and privacy for all.

A haven for nature, The Old Forge is one of the few homes in The Village to welcome returning swifts each year, with four nesting spaces set into the eaves ready for the annual residency of this endangered species.

Vestiges of the home's history reveal themselves in the wrought iron rings, once used for tying horses, set within the stone garden walls, and in

the soft undulations of the lawn that stretches beyond the paved terrace. Positioned to the rear and extending from the kitchen and dining room, the terrace provides an ideal setting for summer dining and relaxation, centred around a planted feature with dappled shade cast from the tree to the left.

Brimming with spring colour, borders stocked with planting lend early season colour and fragrance, while blossom drifts from the cherry blossom tree like confetti as the warm breeze softly ruffles the branches.



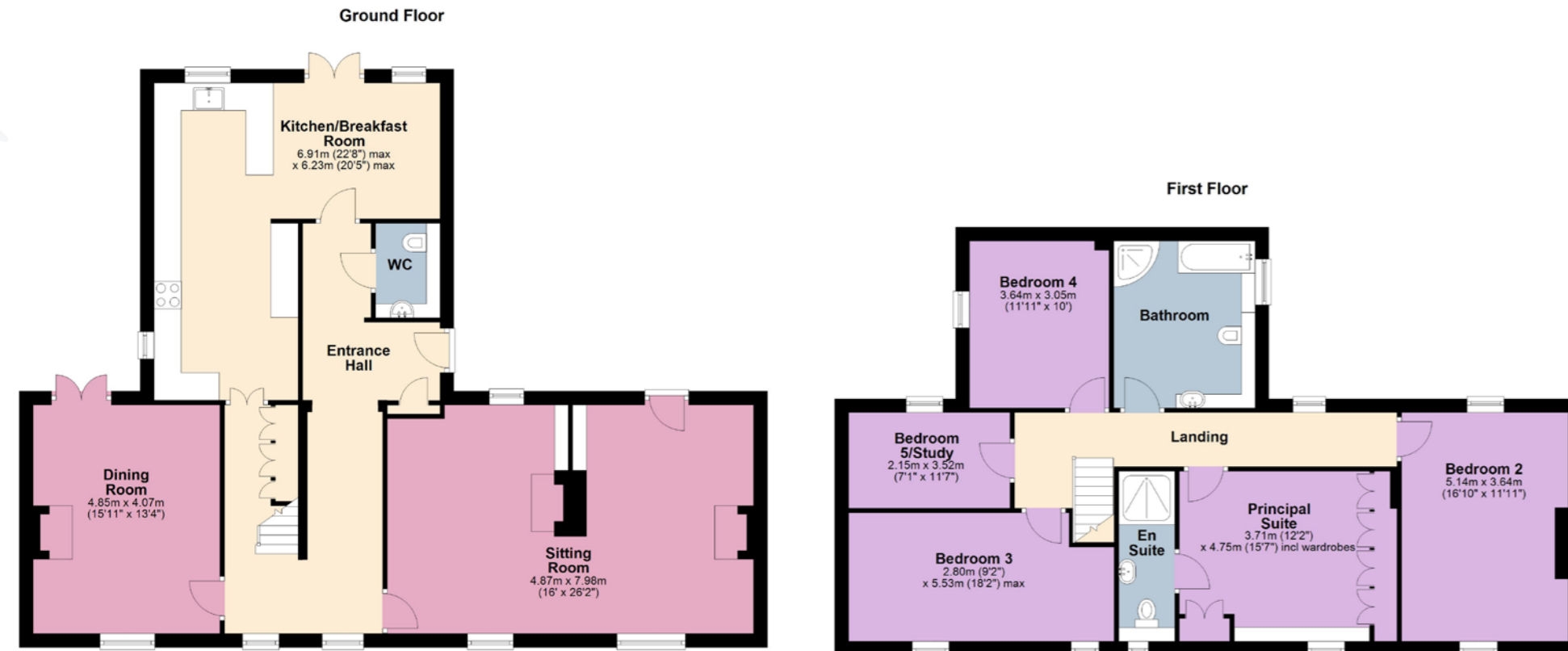
Just moments' walk from all The Village and life in Orton Longueville has to offer, discover space, quirkiness and great flow at The Old Forge, a historic home, forged in 1800s character.

THE FINER DETAILS

Freehold
Detached
Dates to 1850s
Grade II listed
Conservation area

Plot approx. 0.21 acre
Gas central heating
Mains electricity, water and sewage
Peterborough City Council, tax band G

Ground Floor: approx. 121.5 sq. metres (1,308.3 sq. feet)
First Floor: approx. 102.7 sq. metres (1,105.6 sq. feet)
Total: approx. 224.3 sq. metres (2,413.8 sq. feet)



OUT AND ABOUT

Enjoy all the highlights of city living, including local doctors' surgeries, chemists, art galleries, restaurants, supermarkets (Waitrose is less than ten minutes away in the car) and a hospital, whilst being on the cusp of the countryside.

Nearby, Nene Park is the region's favourite place to get outdoors and enjoy nature. At the heart of the park is Ferry Meadows, the ideal destination for a family day out whether you're looking to walk, cycle, fish, try some watersports, or just explore

the meadows, lakes and woodland and visit one of the cafes, there is something for everyone at Ferry Meadows.

Peterborough Railway Station is only eight minutes' drive from the door, ideal for commuting. Meanwhile, families can have their choice of local schools, with the independent Peterborough School just five minutes' drive away, and further options available in nearby Stamford and Oundle. There is also a wealth of nearby primary and secondary schools.

LOCAL DISTANCES

- Peterborough Railway Station: 3.3 miles (8 minutes)
- Oundle: 11 miles (18 minutes)
- Stamford: 14 miles (20 minutes)
- Huntingdon: 19 miles (24 minutes)

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