



**The Old Forge, School Road,
Pentlow, Suffolk**

**DAVID
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THE OLD FORGE, SCHOOL ROAD, SUDBURY, SUFFOLK, CO10 7JR

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes' drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

A charming semi-detached unlisted cottage which was once the former forge of the village, providing characterful accommodation over two levels. The property would benefit from modernisation in parts and contains, on the ground floor, ample living space with a sitting room with vaulted ceiling and exposed timbers, a dining/living room and a study together with a kitchen/breakfast room and a wet room. Upstairs are three bedrooms and a further bathroom. The property benefits from off-street parking for two to three vehicles and the potential to create more (subject to any necessary consents) and attractive cottage gardens are arranged to the front and rear. **NO ONWARD CHAIN.**

A three-bedroom semi-detached unlisted cottage with off-street parking and garden in a picturesque, rural village.

Front door leading to:-

ENTRANCE HALL: With tiled flooring, vaulted ceiling with exposed timbers and doors leading to:-

SITTING ROOM: An impressive room with 13'1" high ceilings with impressive exposed timbers and a dual aspect outlook allowing for plenty of natural light. Ample room for seating arranged around a central brick arch fireplace with inset wood burning stove and a pamment tiled hearth. Door leading to:-

STUDY: A versatile room currently used as an ideal space to work from home with exposed timbers and an outlook to the side.

DINING/LIVING ROOM: A well-proportioned reception room with a dual outlook over both the front and rear gardens and with a central brick arched fireplace with the potential to be reinstated (subject to any necessary consents). Staircase leading to first floor, exposed timbers throughout and a useful recessed storage cupboard below the stairs.

KITCHEN/BREAKFAST ROOM: With a timbered ceiling, outlook over the rear garden and a matching range of base and wall level wood units with wood effect worksurfaces incorporating a one-and-a-half ceramic sink with mixer tap above and drainer to side and a four-ring electric Whirlpool hob. Integrated NEFF oven, space and plumbing for a dishwasher and space for refrigerator. Further space and plumbing for a washing machine and a free-standing fridge/freezer.

WET ROOM: Accessible via a timber thumb latch door from the entrance hall, fully tiled and containing a WC, shower, wash hand basin with storage below and a chrome heated towel rail.

First Floor

LANDING: With exposed timbers and doors leading to:-

BEDROOM 1: A well-proportioned dual aspect double room with an outlook over the garden and towards open countryside. Useful airing cupboard off.

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BEDROOM 2: Currently utilised as a dressing room with an outlook over the garden with a range of fitted storage cupboards.

BEDROOM 3: Currently utilised for storage but which could equally serve as a single room. Bedrooms 2 and 3 could easily be combined into one substantial double bedroom with the removal of a stud wall (subject to any necessary consents).

BATHROOM: Containing a W.C., wash hand basin and bath.

Outside

To the front of the property is a recessed area of parking adjacent to what was once the former garage of the forge itself. There is a further area of **OFF-STREET PARKING** for up to two vehicles behind double gates. An area of garden is enclosed by an attractive brick and flint wall with a gate and pathway leading up to the front door.

A side access leads into the rear garden which immediately abuts farmland to the side with far-reaching countryside views. A stone paved terrace lies adjacent to the property itself with a generous expanse of lawn containing two mature trees and well-stocked herbaceous borders.

SERVICES: Main water. Private drainage by septic tank. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: E

TENURE: Freehold

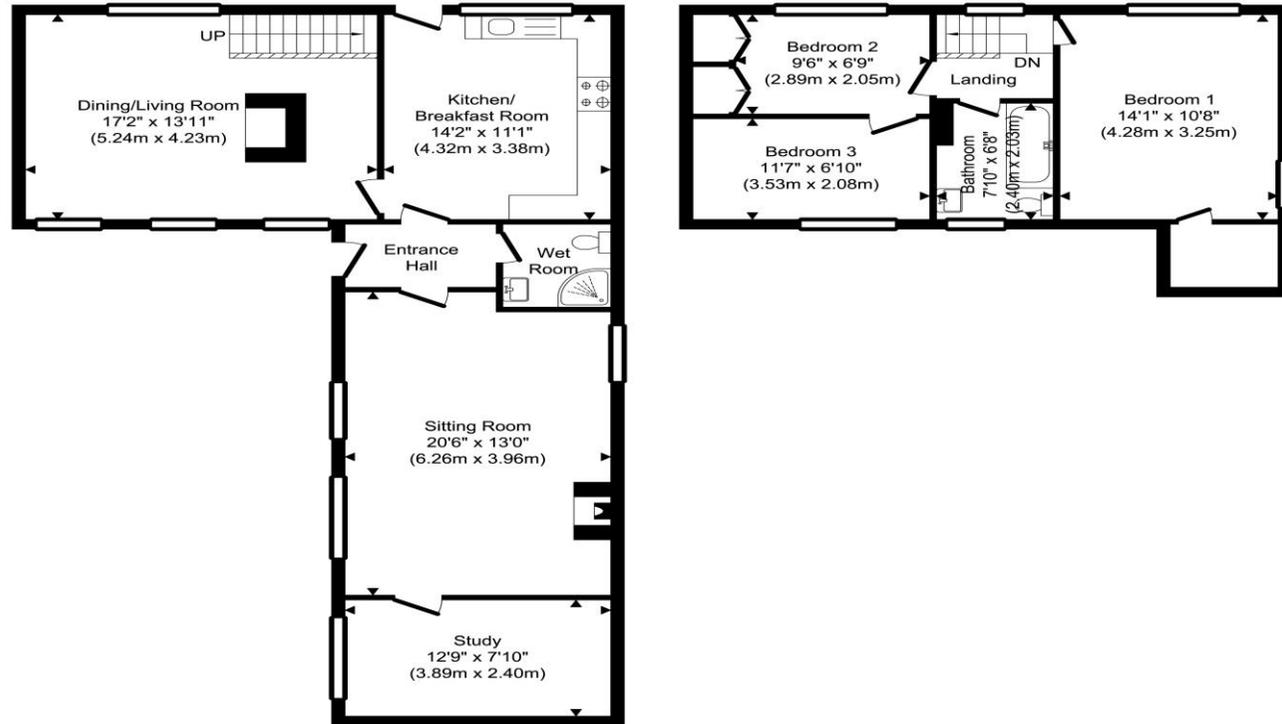
CONSTRUCTION TYPE: Timber framed and brick and flint.

WHAT3WORDS: funnels.fidelity.genius

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
834.31 sq. ft.
(77.51 sq. m)

First Floor
Approximate Floor Area
421.19 sq. ft.
(39.13 sq. m)

TOTAL APPROX. FLOOR AREA 1255.50 SQ.FT. (116.64 SQ.M.)
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