

DAVID BURR

The Old Forge, Buxhall, IP14 3DJ

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Introduction

A charming Grade II Listed former village forge and post office, now a distinctive thatched country home offering generous accommodation, established gardens and delightful countryside views.

Steeped in local history, The Old Forge is a particularly charming and individual period home that once served the village of Buxhall as both its forge and post office.

Today, the property retains a wonderful sense of its past, with its traditional thatched roof, exposed structural timbers, substantial brick fireplaces and an impressive vaulted living room creating a home of considerable character.

Offering approximately 2,251 sq.ft. of versatile accommodation, together with a further 524 sq.ft. of garaging and outbuildings, The Old Forge combines historic charm with the space and flexibility required for modern family living.

Outside, established gardens, mature trees, an attractive pond and views towards the surrounding countryside complete this delightful Suffolk home.

Description

The Old Forge is approached through a traditional entrance porch, with its distinctive blue front door opening into the older part of the house.

At the heart of the accommodation is a particularly impressive living room, measuring approximately 27'5" x 20'3". This wonderful reception space is characterised by its vaulted ceiling, exposed structural timbers, extensive glazing and substantial brick fireplace with open hearth. The room has a particularly welcoming atmosphere and provides generous space for both sitting and entertaining.

Adjoining the living room is a dining room/study, another characterful reception room with exposed timbers, offering flexibility for formal dining, a home office or additional family accommodation. The kitchen has been fitted in a traditional country style, with distinctive painted cabinetry, a central island incorporating a substantial timber worktop, an inset Belfast-style sink and an Aga-style range cooker set within a brick recess. Exposed timbers, traditional doors and tiled flooring further complement the character of the house.

Beyond the kitchen are a bathroom, hallway, utility room and separate boiler room, providing practical supporting accommodation. A further study/bedroom/dining room, measuring approximately 13'6" x 12'6", is situated alongside the kitchen and offers considerable flexibility, whether required as an additional reception room, bedroom or dedicated home-working space.





Bedrooms & Bathrooms

The ground-floor bedroom accommodation is arranged within a separate section of the property and comprises three bedrooms, one of which benefits from an en-suite facility.

This arrangement provides useful separation from the principal living areas and could be particularly attractive to buyers seeking accommodation for guests or family members.

A staircase rises to the first floor, where a central landing provides access to two further bedrooms, both of generous proportions and with the character associated with rooms beneath a traditional roof structure. Useful storage is also provided.







Outside Space & Garden

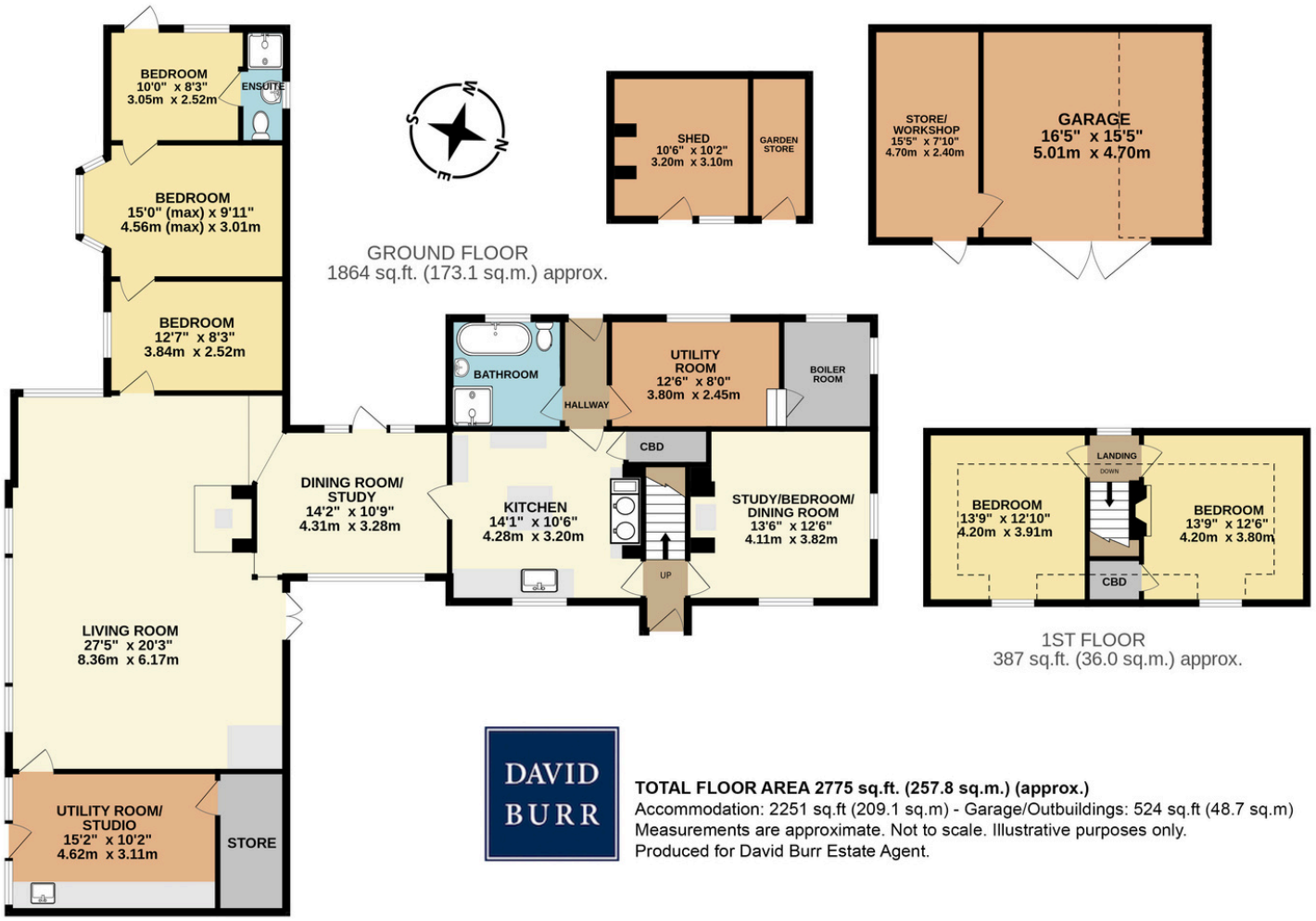
The gardens and grounds form an important part of the property's appeal, providing an established and attractive setting with a variety of mature trees, shrubs, lawned areas and places to sit and enjoy the surroundings. A particularly appealing feature is the garden pond, framed by mature planting and trees, creating a peaceful and natural focal point.

The gardens enjoy an attractive relationship with the surrounding countryside, with views across neighbouring fields. A driveway provides access to the detached garage, measuring approximately 16'5" x 15'5", together with an adjoining store/workshop. A further detached shed and garden store provide additional storage or workshop space. The combination of substantial accommodation, useful outbuildings and established gardens makes The Old Forge a particularly versatile country home.









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TOTAL FLOOR AREA 2775 sq.ft. (257.8 sq.m.) (approx.)
Accommodation: 2251 sq.ft (209.1 sq.m) - Garage/Outbuildings: 524 sq.ft (48.7 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

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Location

The Old Forge is situated in the picturesque Mid Suffolk village of Buxhall, approximately four miles south-west of Stowmarket. Surrounded by attractive countryside, the village offers a peaceful rural setting with a parish church, village hall, recreation ground and local public house.

Stowmarket provides comprehensive shopping, schooling and leisure facilities, together with a mainline railway station offering services to London Liverpool Street in approximately 80 minutes. The A14 provides convenient access to Bury St Edmunds, Ipswich and Cambridge, making this an appealing location for those seeking country living with excellent regional connections.

Property information

Mid Suffolk District Council - E

EPC Rating: N/A

Tenure: Freehold

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