



THE FORGE

The Green, Hartest, Suffolk IP29 4DH

Carter Jonas

THE FORGE, THE GREEN, HARTEST, SUFFOLK, IP29 4DH

- Long Melford - approx 6 miles
- Bury St Edmunds - approx 7 miles
- Sudbury - approx 10 miles

3 Bedrooms • 3 Reception Rooms • Kitchen/Dining Room • Downstairs Cloakroom • Entrance Hall • 2 Bathrooms • Garden • Car Parking • Garage • Barn Conversion • Village • Semi Detached • Part timber frame with weatherboarded elevations. • EPC exempt

DESCRIPTION

Estimated to date back in part to late 18th or early 19th Century, The Forge was converted for residential accommodation approximately forty years ago and indicative of properties which have not changed hands on a regular basis, various aspects of the property are 'somewhat dated' by today's standards. Cosmetics can always be changed, and the wonderful setting enjoyed by The Forge undoubtedly justifies the investment of refurbishment. Providing a surprising level of accommodation, particularly to the ground floor. The Forge displays a host of attractive characteristics, and an internal inspection is unreservedly recommended to appreciate the qualities of the home on offer where the accommodation includes: Entrance hall, cloakroom, heavily timbered sitting room, separate dining room, split level kitchen/breakfast room, two principal bedrooms, two bathrooms and study/bedroom 3. On the south side of the house is a most attractive mature garden, to the side of which a driveway leads to a larger than average single garage.

A HIGHLY INDIVIDUAL ATTACHED HOUSE PROVIDING SURPRISING AND VERSATILE ACCOMMODATION DISPLAYING A HOST OF ATTRACTIVE CHARACTERISTICS, AND OCCUPYING AN ENVIABLE POSITION OVERLOOKING THE HISTORIC VILLAGE GREEN IN THE CENTRE OF HARTEST.



LOCATION

Hartest is one of Suffolk's most picturesque and quintessential villages centred around a village green with a popular pub and Church. There is also an active village hall, primary school and a good network of countryside walks. Nearby Bury St Edmunds (about 7 miles) and Long Melford (about 6 miles) provide for more extensive needs.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Gas, Electricity and Water

Local Authority: Babergh District Council

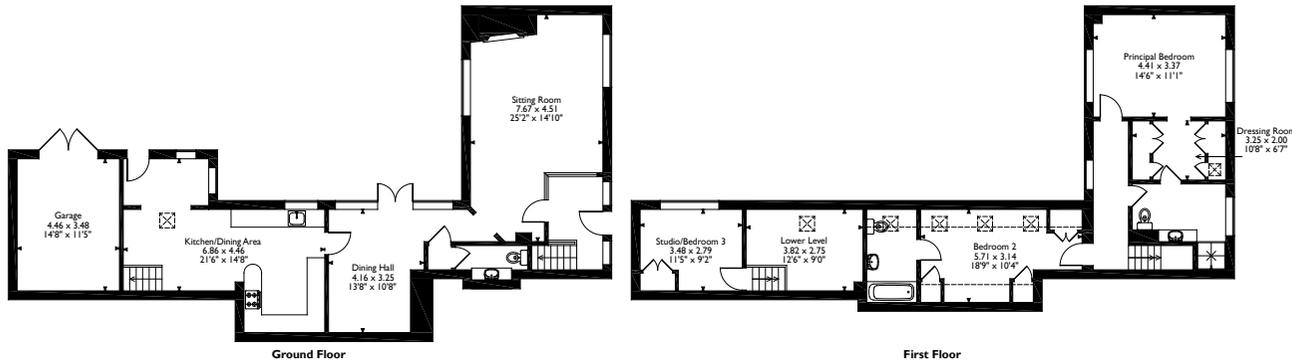
Council Tax: Band E

Viewings: By appointment with Carter Jonas
T: 01787 882881

What3Words: [///liver.windmills.luxury](https://www.what3words.com/?w3w=liver.windmills.luxury)



The Forge, The Green Hartest, Bury St. Edmunds, Suffolk
 Approximate Gross Internal Area
 Main House = 148 Sq M/1593 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 164 Sq M/1765 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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