



The Old Forge
Church Street | Elsing | Norfolk | NR20 3EA

FORGING A BRIGHT FUTURE



“This pretty former forge enjoys an idyllic setting, next to a meadow with the village church down the road. With mature private gardens and wonderful character accommodation, there’s a lot to be explored here.

A versatile layout and annexe potential add to the appeal,
as does the welcoming community on the doorstep and the very accessible location.”



KEY FEATURES

- A Modernised Former Old Forge situated within the Heart of the Village of Elsing
- Five Bedrooms; Four Bathrooms/Shower Rooms of which Two are En-Suites
- Three Receptions; Spacious Main Reception Hall
- Spacious Kitchen/Breakfast Room with Separate Utility
- Character can be found within with Exposed Brick, Beams and Fireplaces
- Enclosed Gardens with Terrace, views over Paddock to One Aspect
- The Accommodation extends to 2,419sq.ft
- Energy Rating: D

This is a delightful home in a glorious setting. With five bedrooms and three receptions, as well as a spacious kitchen, there's ample space for a family here, but the house also works well for a couple who love to entertain. In recent years it's been renovated and extended, and the current owners have continued to improve it, creating a comfortable and stylish country home.

A Welcome Surprise

From the front of The Old Forge, you can't see how spacious the property is and you have to venture in to realise just how much is on offer here. When you come in through the front door, you find yourself in a lovely reception hall with the kitchen breakfast room ahead of you. The owners describe this as 'big enough to live in' and they're not wrong! At one end, there's a beautiful brick fireplace with oak timber over and log burner within.

The owners have a table and chairs here, as well as armchairs where they can sit and enjoy the warmth. At the other end is the stylish contemporary kitchen with central island unit. Solid beech worktops tone beautifully with the wooden floor, while the ceramic sink adds a nice nod to the period building. There's a family room leading onto an attractive garden room, which in turn opens to the main sitting room.





KEY FEATURES

Possible Annexe

This sitting room is a fabulous room created from a barn that adjoined the cottage originally and it has doors leading out to the garden on the west side and light coming in from the east, so the room is filled with light throughout the day. Again, there's a wonderful brick fireplace and chimneybreast with a wood burner. A useful utility could easily become a kitchen and there's a ground floor bedroom and shower room here too. The owners have successfully rented this part of the house out as a self-contained holiday let and also use it for guest accommodation. This means the four first floor bedrooms remain nicely private.

A Friendly Feel

The owners have really enjoyed and made the most of their time here, celebrating Christmas with all the family and even having their daughter's wedding from here. It's a house that easily accommodates a crowd without feeling cramped. It has a lovely rural feel and you find yourself very aware of the countryside around you – opening the curtains to deer passing by in the morning or seeing the barn owl hunt at dusk. Previous occupants were keen gardeners and landscaped the outside space and this was one of the initial attractions to the current owners, who describe it as an absolute picture from spring through to late autumn.

Countryside Community

You can explore the countryside on foot or walk to the River Wensum, which runs nearby. Elsing is a small but friendly village and you're well placed here to be part of the community if you so choose. The village hall is down the road to one side and has a play area and regular events, such as pop up pub nights, bingo and exercise classes. Down the road in the other direction is the former village pub, now a lovely licensed restaurant and deli that's very popular with the community. The owners have enjoyed breakfasts here and love the monthly tapas evenings. Opposite the house, there's a baker who makes croissants, sourdough and brioche – so this is the perfect place for any foodie! Whilst it feels rural, it's very well connected, being set just five minutes from the A47 and half an hour from Norwich and the coast.





























INFORMATION



On The Doorstep

Named after a Danish chieftain "Elesa" whose image appears on the village sign together with his hunting hound, the manor of Elsing was held by the Hastings family who in 1470 built the lovely moated Hall. Within the village there is a restaurant and cafe. The well established Bawdeswell Garden Centre is also a short drive away along with the bustling market town of Dereham which has a large range of amenities including surgeries, shops and supermarkets.

How Far Is It To?

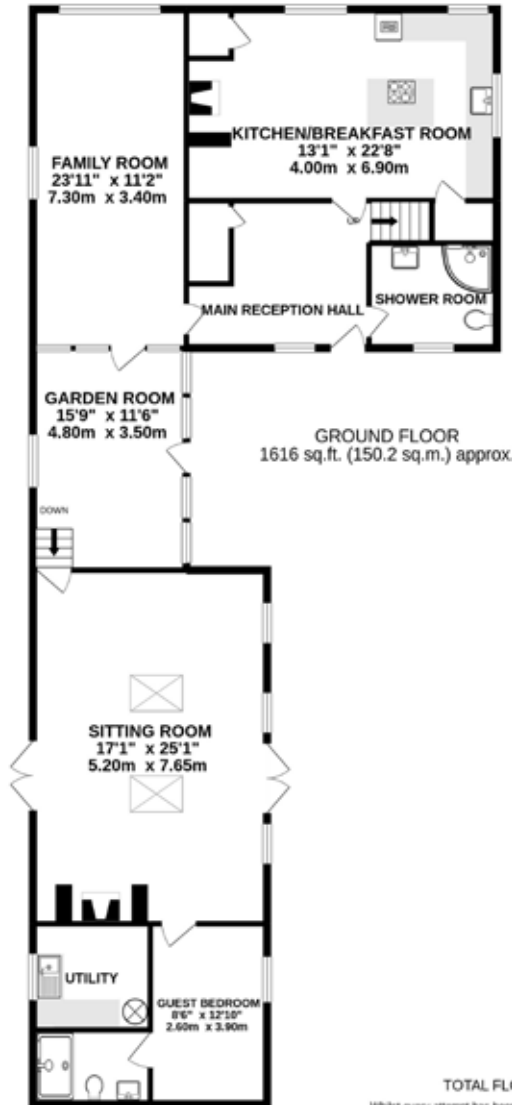
Elsing lies approximately 15 miles south east of Fakenham and 13 miles north west of Norwich. Often described as the 'Gateway to the north Norfolk coast', the thriving market town of Fakenham has the famous race course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep. The Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of schools both in the public and private sectors. Norwich also enjoys both a main line rail link to London Liverpool Street and an International Airport.

Directions

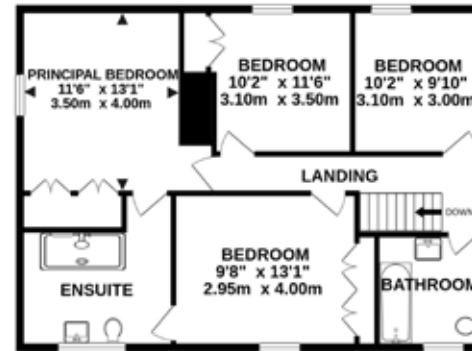
Leave Norwich on the Fakenham road passing through Lenwade. Shortly after take a left hand turning sign posted Lyng. Continue through Lyng on Mill Stret and upon reaching Elsing, continue straight over the first junction into Church Road. Upon reaching the church, turn left into Church Street, whereby The Old Forge, can be found on your left hand side

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Breckland District Council – Council Tax Band D
Freehold



GROUND FLOOR
1616 sq.ft. (150.2 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 2419 sq.ft. (224.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





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