



THE STORY OF

The Forge

Matlaske, Norfolk

SOWERBYS

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The Forge

The Street, Matlaske,
Norfolk, NR11 7AQ

Substantial Period Residence

Wealth of Period Features Throughout

Pretty Village Setting

Wonderful Kitchen/Breakfast Room and Larder

Exceptional Boot Room and Utility Fitted by Neptune

Five Bedrooms and Three Formal Receptions

Generous Landscaped Gardens

Off Road Parking

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“We would describe our home as sociable, characterful and relaxed.”

Steeped in local history, this is a truly unique opportunity to own not just a substantial family home, but also, one that is filled to the rafters with elegance, charm and heritage.

The Forge in Matlaske is a remarkable and highly unique residence that sympathetically creates the perfect marriage of a fascinating, period building and an elegant family home fit for a modern country lifestyle.

For many years, this beguiling building has stood proud in the centre of the village and functioned as the local forge. It is now a wonderful home that retains all its wealth and charm whilst providing an exquisite home with modern comforts and luxuries.

Set over three floors and extending to

over 2,600sq ft., this substantial home is beautifully presented throughout and incorporates three sizeable reception rooms, five double bedroom options, and two bathrooms.

The first of the three reception rooms is a charming dining room with rustic pavement tile floors and a decorative inglenook fireplace. A central reception room provides an elegant sitting room with a wood-burning stove, perfect for those winter evenings. The final reception room is a breathtaking space that is packed with features like a vaulted and beamed ceiling, rustic oak floors, bespoke fitted display cabinets and bookshelves, plus a fascinating exposed flint wall. This stunning room also boasts a floor-mounted wood burner and provides a wonderful, formal entertaining area.

The rear section of the ground floor enjoys direct access over the sun terrace and gardens and incorporates a substantial, 28' kitchen/diner. The kitchen area features rustic in-frame cabinetry capped in oak worktops, a butler-style sink, and pamment-tiled floors. The dining area can comfortably accommodate six for dinner but is also the ideal breakfast area. A walk-in larder serves the kitchen, and there is a guest WC.

The final area of the ground floor is a substantial utility/laundry and boot room. This exceptional space is the ultimate accompaniment to any substantial country home and has been fitted out by Neptune. Bespoke cabinetry and hand-crafted fitted furniture include housing for laundry appliances, a utility sink, boot bench, cloaks rail, and extensive storage options.



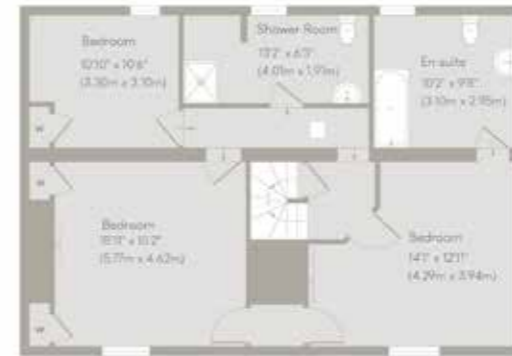
To the first floor, the principal bedroom features an en-suite bathroom, whilst bedrooms two and three are served by a spacious shower room.

Rising to the second floor, you have two further rooms, each featuring vaulted ceilings that create a great deal of charm and character. These delightful rooms provide versatile accommodation suitable for bedrooms, home office, or hobby rooms.

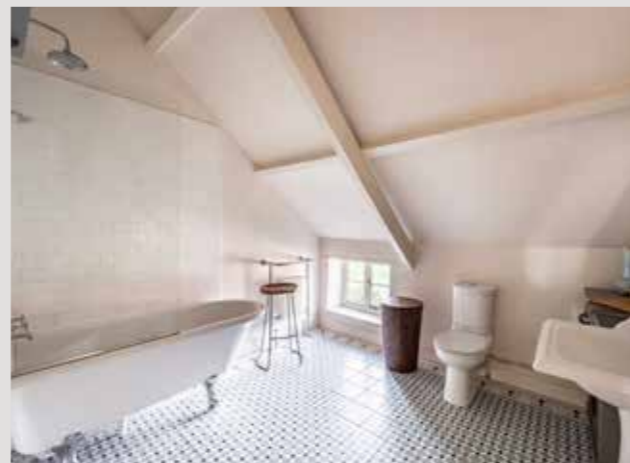




Second Floor
Approximate Floor Area
514 sq. ft
(47.76 sq. m)



First Floor
Approximate Floor Area
809 sq. ft
(75.13 sq. m)



Ground Floor
Approximate Floor Area
1336 sq. ft
(124.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Outside, the property enjoys off-road parking as well as a large rear garden which has been extensively remodelled and beautifully landscaped by the present owners. The garden features a wonderful, paved sun terrace and pergola that creates the perfect spot for entertaining. The terrace enjoys delightful vistas over an expansive lawn, and the garden is fully enclosed. A substantial garden store provides secure and dry storage.





ALL THE REASONS

Matlaske

IS THE PLACE TO CALL HOME



Matlaske, nestled in the picturesque county of Norfolk, England, is a quaint and charming village that captures

the essence of rural tranquility. Surrounded by undulating landscapes, Matlaske is characterised by its idyllic countryside setting, dotted with historic cottages and surrounded by lush green fields. The village retains its timeless appeal with traditional flintstone buildings, adding to the quaint charm that defines Norfolk's architectural heritage.

With a population that embodies the warmth and friendliness typical of rural communities, Matlaske offers a peaceful retreat from the hustle and bustle of urban life. Visitors can explore the network of footpaths that meander through the surrounding countryside, providing a glimpse into Norfolk's rich natural beauty. Whether strolling through the village lanes or enjoying the hospitality of the local establishments, Matlaske invites both residents and visitors alike to experience the unhurried pace of rural living in the heart of Norfolk.



Note from the Vendor



“We have loved all the benefits of what north Norfolk has to offer, but slightly off the busy track, which is important when living here. Matlaske has a fabulous community and there are so many beautiful walks and great places to eat”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Private drainage. Underfloor heating in both bathrooms and the boot room.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0943-2880-6072-9728-0615

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

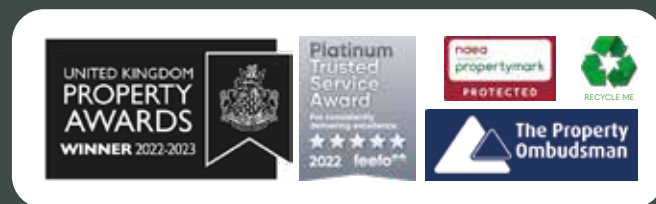
Freehold.

LOCATION

What3words: ///crackling.topmost.perfume

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