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*The Forge,*  
Ilketshall St. Margaret, Bungay

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



Bungay - 3.9 miles  
Halesworth - 7.2 miles  
Southwold - 15.7 miles  
Norwich City - 19.0 miles

Finished to a standard rarely seen, we are delighted to offer this stunning family home and on-site, fully trading holiday let and optional glamping business set in 1.5 acres (stms) of private established grounds, enjoying stunning, open rural views whilst being superbly accessible. Situated on the Norfolk/Suffolk border The Forge offers a superb opportunity for not just a new home but a complete change of lifestyle. The house itself is a charming red brick, Victorian three-storey home that has undergone a most comprehensive yet sympathetic refurbishment that offers an impeccable blend of character and modern living space. Stable Barn is a detached holiday let converted in 2021 which echoes the exacting standards our vendor insists upon. Externally the grounds extend to 1.5 acres of garden and meadow space with the added benefit of an exceptional heated garage/workshop and studio space along with permission and provision to operate a two-pitch glamping offering to further accompany the business if desired. This fantastic premises is a must-view!



## The Forge

Entering The Forge from the parking area we step below the storm porch at the rear of the house and are welcomed into the fabulous vaulted reception area where the standard of finish executed throughout this stunning home is instantly apparent. Travertine stone flooring lines the space and provides a beautiful contrast to the oak and glass staircase which rises to the first floor. A wood burner offers a cosy focal point to this superb room and we flow open plan into the family/dining room set to the rear. This space has become the 'hub' of this family home enjoying views over the entire site and beyond to the open countryside. Two velux windows are set to the vaulted ceiling whilst French doors open to the garden. Below the stairs, a door opens to the study which offers a versatile space to work from home, an additional reception room or a ground-floor bedroom. At the front of the property, we enter the original structure of the house where we find the sitting room and kitchen breakfast room. The sitting room offers a cosy contrast to the large open-plan living at the rear, a large fireplace provides a charming focal point to the room and houses the second wood burner. On the opposite side, the kitchen breakfast room echoes the superb standard throughout the property and boasts an extensive range of classic-styled units set against timber effect work surfaces. terracotta paments line the floor and space is made for a range-style cooker. A central island provides additional work space and storage whilst the sink is set enjoying the open views to the front of the house. from here a door leads to the front entrance porch and ground floor cloakroom. Climbing the stairs to the first floor the exposed red brick chimney breast provides a stunning feature to the landing. Our second staircase rises to the upper floor whilst doors open to the first two double bedrooms. On the right, we find a generous double room that looks onto the front aspect whilst to the left the master bedroom again enjoys the superb open view to the front aspect and boasts an en-suite shower room. An original wrought iron fireplace reminds us of the age of the home. On the upper floor, the landing leads to a further impressive double bedroom which boasts a wall of fitted wardrobes whilst on the opposite side the family bathroom boasts fantastic proportions and is complimented by a free-standing bath stood against a tiled brick wall, classic wash basin and w/c, with Karndean flooring, this completes the accommodation.



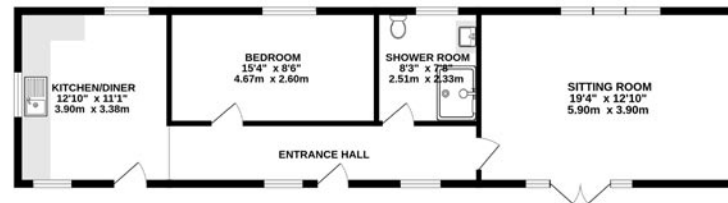


## Stable Barn (Holiday Let)

Entering Stable Barn via the front door where we are welcomed by the extensive entrance hall, the feeling of space and light coupled with the exceptional standard of finish is everything you could expect from a bespoke, high-end holiday home. The hallway leads to all of the rooms where the space continues to impress. At the head of the hall, we step into the sitting room where the exposed timber beams offer a charming focal point only overshadowed by the stunning views from the full-height windows that look onto the open countryside whilst double doors to the front offer a superb dual aspect to the room. Stepping along the hall we find the shower room which again offers the wow factor. Tiled herringbone flooring complements the space whilst the contrasting emerald tiles line the wet areas of the wall. Adjacent we find the large double bedroom where we wake up to the stunning open views. Completing Stable Barn the kitchen dining room is fitted with a range of contemporary units that offer ample storage and working space above whilst room for family dining is uncompromised. A triple aspect to this room fills the space with natural light and views of the site and opens fields beyond. Outside a paved courtyard offers seating and leads to the private garden area that would ideally serve this if needed as a permanent dwelling.



GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing dimensional data, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and we give no warranty.  
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## Gardens and Grounds

Entering The Forge via the five-bar gate at the side of the house we are welcomed onto the vast shingle driveway which offers ample parking and turning whilst providing access to the garage/workshop & studio and Stable Barn. The driveway continues beyond to provide vehicular access to the garden and meadow and further hard-standing parking to the rear of the garage & studio. Set to the Western boundary a large area of private garden currently serves as a mini golf course for our vendors and guests alike and would ideally lend itself to a self-contained garden for Stable Barn if required. Passing the extensive shingle driveway which forms a courtyard between the three buildings we find the recently completed garage/workshop and studio space. Benefiting from power, light, heat, and broadband connection this versatile space boasts Karndean flooring throuout the ground floor and offers a wealth of uses and benefits from a charming mezzanine leading from the studio where we enjoy the most impressive views from the Juliet balcony. Set to the rear of the studio an extensive patio provides the perfect spot to marvel at the view, a hot tub is currently in situ. From here we find additional parking and access to the first of the two meadow spaces. Approx 0.5 acre and laid to grass this beautiful space again enjoys the open field views. Here we find the permission for two glamping pitches should a new owner wish to further expand the business and having previously operated a shower, toilet, and outside kitchen facility is in place to serve this. Adjacent we find a three-block stable building that is currently used for storage but provides equestrian use should someone require. The second meadow again provides approx 0.5 acres and is accessed via a five-bar gate. The entire site is enclosed with a mix of post and rail fencing and established well-kept native hedges.

## Location

The property occupies a peaceful, rural but not isolated position conveniently located close to the attractive Market Towns of Bungay, Halesworth & Harleston, all of which provide numerous shops, schools, and all other essential amenities which may be needed. The Cathedral City of Norwich lies approximately 20miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoiled Suffolk coastline is within an easy driving distance.





## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Bio Mass Central Heating

Mains Water

Private Drainage

Mains Electricity

EPC Rating 'The Forge' : E (52)

EPC Rating 'Stable Barn' : D (57)

## Local Authority

East Suffolk Council

Tax Band: D

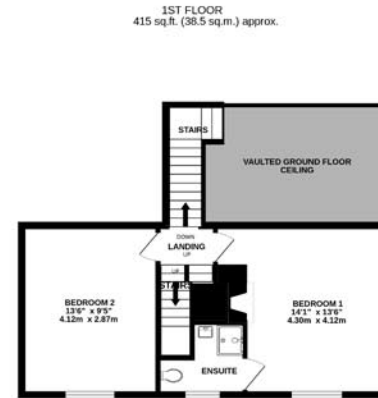
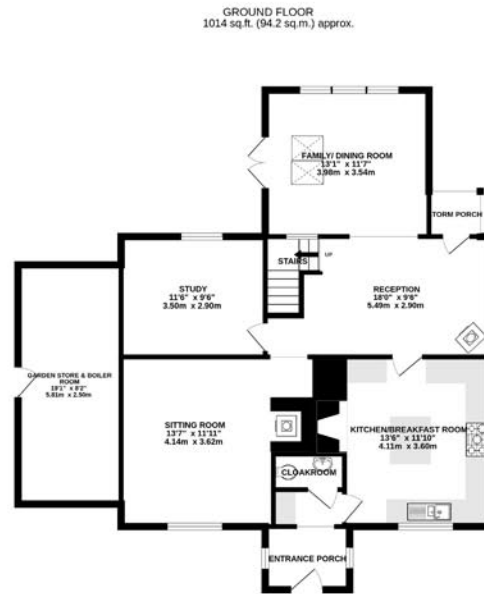
Postcode: NR35 1QZ

## Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

Vacant possession of the freehold will be given on completion.



TOTAL FLOOR AREA : 1801 sq.ft. (167.4 sq.m.) approx.

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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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