



THE STORY OF

# Forge Cottage

*Shipdham, Norfolk*

SOWERBYS



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# Forge Cottage

16 Bradenham Road, Shipdham, Norfolk  
IP25 7PH

Detached Thatched Cottage

Period Home Full of Charm and Character

Superb Kitchen/Breakfast Room and Adjoining Utility

Formal Dining Room with Fireplace

Large Living Room

Self-Contained Studio Annexe With  
Storage/Workshop Space

Large Garage Stretching More Than 1,800 Sq. Ft.

Sitting on Over a Third of an Acre (STMS)

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“Listening to the crackling fire is calming and fills the room with warmth and a sense of cosiness in the wintry months.”

Forge Cottage, which was once the village shop has evolved over the last few decades, and its latest iteration we find a four-bedroom detached home. The property also has a very large garage, plus a fantastic one-bedroom, self-contained annexe that could be developed further to create a generously sized dwelling for a loved one or equally a great opportunity for a holiday let.

The modern kitchen is the true definition of ‘the heart of the home’ with a large island in the centre of the space. It is easy to see that a lot of time will be spent here no matter the occasion. The current owners have perfectly blended the old with the new, keeping on display the characterful wooden beams. This is just one of many small touches that create this seamless blend.

Directly off the kitchen are two reception rooms, one is a very spacious sitting room that stretches over twenty-one feet, with a large window to one end, allowing the space to be filled with plenty of natural light. The second being in the older more original side of the house, is a very cosy room currently being used as a formal dining room, with slightly lower ceilings than the rest of the home. The wonderful structural beams and an open fireplace adds to the cosy atmosphere in this property. It is a favourite place to come for special family celebrations.

The ground floor also has the luxury of a downstairs shower room, and separate utility room at the rear of the house, as well as an enclosed porch at the front for taking off your muddy boots after a long countryside walk.





Heading upstairs there are four double bedrooms, all of very generous sizes and continue to charm with the exposed beams throughout. A smaller box room is currently used as a playroom, but could also be a great home office space. Finally, a large double-sink bathroom with a spa-bath and a spacious shower is well-centred between the bedrooms.



To the rear of the property, there are two outbuildings one has been recently converted into a studio self-contained annexe, that could be prime to be run as an Air BnB. This is built above a workshop, ideal for a great studio space. To the side of this is a large garage that stretches to over 1800 sq. ft. This could hold up to eight or more cars with space enough around the edges for workbenches. Leading up to the garage is a tarmacked surface giving various options for parking if this were to be used as a business. The multitude of potential uses is never ending.

There are further lawned areas to the side and rear. There is also a large driveway that leads up the side of the property off the road, making this whole entity a haven of opportunity and relaxed living.







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.

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ALL THE REASONS

# Shipdham

IN NORFOLK  
IS THE PLACE TO CALL HOME

Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent

years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from Sowerbys



Shipdham Village.

“A quaint Norfolk village perfectly positioned between Dereham and Watton.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 0827-2842-7663-9494-9361

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: ///tiles.regaining.rise

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# SOWERBYS



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