



The Forge

ASHILL

SOWERBYS

Land & New Homes Specialists



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INTRODUCING

The Forge

The Forge, Steading Mews, Ashill, Norfolk
IP25 7FS

Bespoke Newly Built Barn Conversion

Stunning Kitchen/Dining Room

Three Double Bedrooms

Beautiful Sitting Room with
Bi-Folding Doors to Patio

Three En-Suites

Private West-Facing Garden

Lavish Specification Throughout

Underfloor Heating

Countryside Views

South-Facing Solar PV

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The Forge is an unmatched newly built barn conversion in the heart of the Norfolk countryside. This bespoke property features an outstanding specification throughout and promises a lifestyle which dreams are made of.

The three double bedrooms all feature luxurious en-suites with the principal bedroom also offering a bespoke walk-in wardrobe. The stunning kitchen/dining room and wonderful sitting room are all of perfect proportions. Bi-folding doors lead out to the west-facing rear garden which promises privacy and spectacular views of the sun setting over the countryside.

The specification and features are simply astounding such as the purpose built wine store, contemporary wood-burning stove, zoned underfloor heating, PV panels, twin wine coolers and the highest quality kitchen - with quartz worktops and oversized central island.

Whether you are looking for a country home for peace and tranquillity, or the perfect property for entertaining family and friends - The Forge delivers on all fronts.





The Developer

B Beales Developers aims to design and build homes of distinction, creating beautifully crafted living spaces which are both functional and harmonious.

Their passion and meticulous attention to detail ensure high-specification, aspirational homes which complement modern lifestyles.

With more than 20 years of expertise, B Beales Developers has earned a trusted reputation for producing exceptionally well-constructed, individually designed homes. Their emphasis on architectural value, quality, and design is achieved by collaborating with top architects, suppliers, designers, and contractors.



Specification

KITCHEN

- LVT flooring (J2 'natural timbers')
- Arcadia quartz work surfaces and upstands
- Neff Slide & Hide oven, Neff Induction hob with built-in extractor, Neff dishwasher, fridge/freezer and two wine coolers
- Water softener, Boiling water tap
- Spaces for washing machine and tumble dryer in utility

BATHROOMS AND EN-SUITES

- Stylish fully fitted bathrooms with luxury bathroom fittings
- Free-standing stone resin bath to principal en-suite

HEATING, LIGHTING AND ELECTRICAL

- Underfloor air source heating with individual thermostats
- Wood burning stove in living room
- LED lighting in the bathroom, en-suites and kitchen
- TV points in all main rooms
- USB points in kitchen and principal bedroom
- Electric car charger
- CCTV and alarm system
- External power point and lighting

INTERNAL

- LVT flooring (J2 natural timbers) to kitchen and utility
- Solid oak ledge and brace doors
- Bespoke fitted walk-in wardrobe to principal bedroom
- Bespoke fitted wine cellar
- High specification throughout

EXTERNAL

- Indian sandstone patios to the rear and paths to the front
- Fully landscaped garden
- Permeable brick weave driveway

- Outside water tap
- Triple glazed "Ali-Clad" windows
- Aluminium bi-folds
- High levels of insulation
- Painted brickwork to the original barn (where applicable), with a mixture of new brickwork and larch cladding
- Silver Lindab guttering

SERVICES

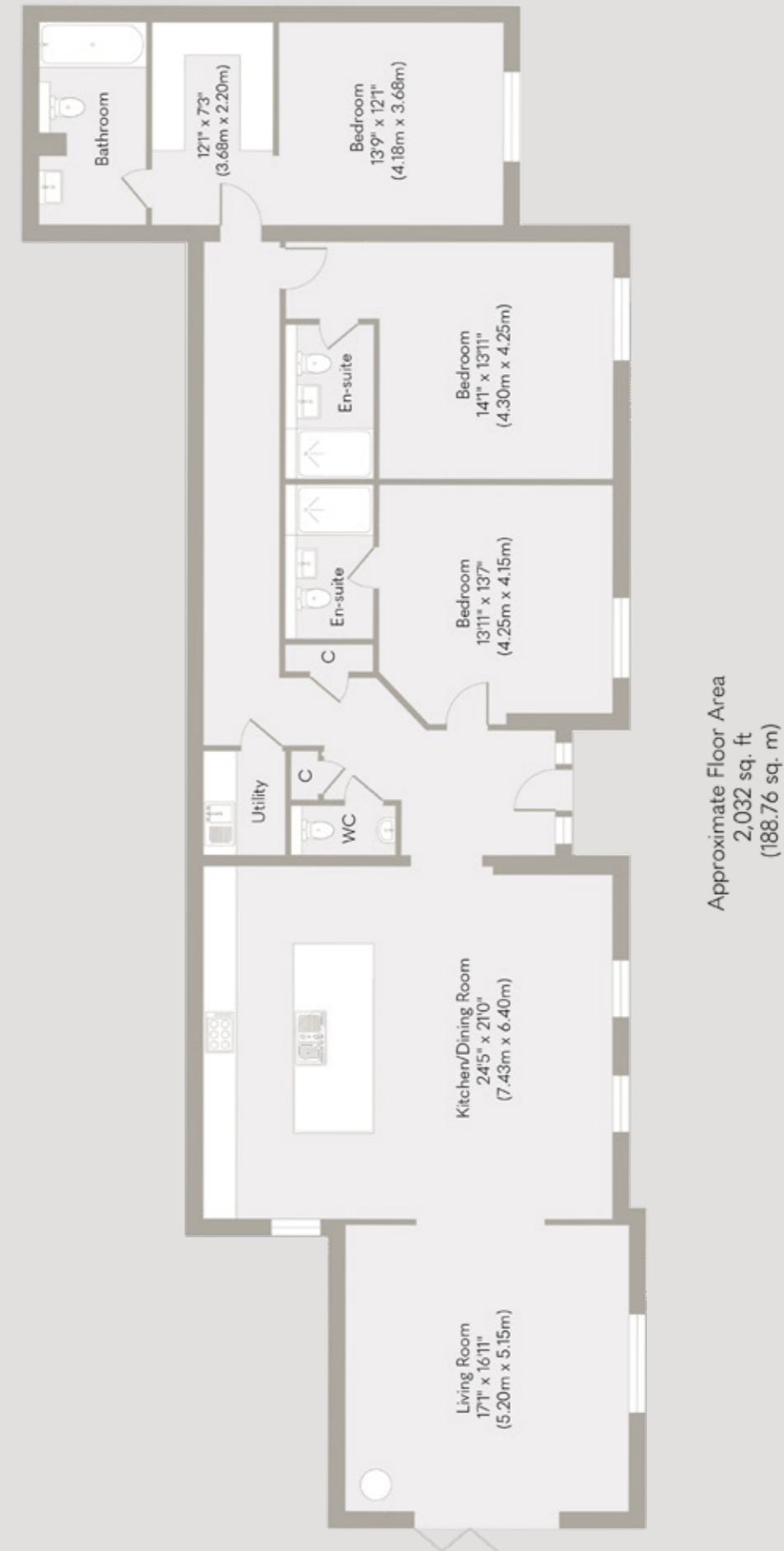
- Mains water, electricity, sewage treatment plant, fibre technology (FTTB)

ESTATE MANAGEMENT

- Driveway to barns will have rights of way granted for access with the cost of maintenance (as and when required) split between all 6 barns

WARRANTY

- 6 years



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. Copyright V360 Ltd 2023 | www.houseviz.com

Ashill

A MID-NORFOLK VILLAGE
TO CALL HOME

Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

In each direction a different taste of Fen-land lifestyle calls to be enjoyed. To the west, Hanseatic King's Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of the sought-after north Norfolk curve around the coast. years. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



Note from Sowerbys



“A versatile and spacious newly built home with lavish specification throughout.”



SERVICES CONNECTED

Mains water and electricity. Drainage to a sewage treatment plant. Underfloor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.


LOCATION

What3words: ///exhales.flattered.scorched

AGENT'S NOTE

Some photographs have been virtually staged to show how the property could look once furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



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