

A four bedroom family home, now requiring some refurbishment, situated in the pretty village of Heveningham.

Guide Price
£375,000 Freehold
Ref: P5569/W
Forge House
The Street
Heveningham
Suffolk
IP19 0EP



Entrance hall, sitting room, dining room, kitchen/breakfast room and cloakroom.

Four first floor bedrooms, en-suite bathroom and family bathroom.

Lovely gardens.

Excellent brick and tile barn/garage and parking.

Contact Us



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Location

Forge House is situated in a quiet position in the pretty village of Heveningham, well known locally for its association with Heveningham Hall. The village lies approximately 5 miles from the popular market town of Halesworth which has excellent facilities including a Co-operative supermarket, doctors surgery, library, many individual shops, banks, dining pubs, restaurants, as well as a railway station with regular services to Ipswich and onto London's Liverpool Street station. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich is just 13 miles away. The historic market town of Framlingham is approximately 8 miles to the south.

Description

Forge House is believed to date from the 17th Century and was the village forge. Originally three cottages it has been converted over time to a single dwelling. It has colourwashed elevations under a pantiled roof. The property offers spacious and flexible accommodation including a kitchen/breakfast room, sitting room, dining room and cloakroom on the ground floor, together with four bedrooms, an en-suite bathroom and a family bathroom on the first floor. The property was modernised and extended in the 1970s but would now benefit from some further improvement to the kitchen and bathroom facilities.

The Accommodation

The House

Ground Floor

Fully glazed entrance door into the

Entrance Hall

With a twin panelled radiator and door to the

Cloakroom

With low flush WC, hand wash basin and built in **Airing Cupboard** housing the lagged hot water cylinder and slatted shelving.

From the Entrance Hall a pine doorway leads into the

Kitchen/Breakfast Room 17'4 x 12'2 (5.28m x 3.71m)

Fitted with base and wall cabinets and with surface incorporating a one and a half bowl sink unit with mixer tap over. There is space and plumbing for a dishwasher and washing machine, and space for a range style cooker and tall fridge freezer. Twin panel radiator and two built-in cupboards. Part glazed door to the



Rear Lobby

Providing access to the garden.

From the Entrance Hall an open doorway leads into the

Dining Room 22' x 12'2 (6.71m x 3.71m)

With exposed ceiling timbers and open tread stairs to the first floor. Part glazed door to the outside and twin panel radiator. The Dining Room is open plan with the

Sitting Room 15'2 x 12'2 (4.62m x 3.71m)

With central fireplace on brick hearth with open fire and bressumer beam above and flanking shelving. Twin panel radiator. Four wall light points and outlook to the front garden.



From the Dining Room open tread stairs rise to the

First Floor

Landing

With built in storage cupboards with sliding doors and hanging rail. Radiator. An Inner Landing, also with radiator. Doors off to



Bedroom One 14' x 12'2 (4.27. x 3.71m)

A double aspect room with views over the gardens. Door to

En-suite Bathroom

Coloured suite with panelled bath in tiled surround, pedestal handwash basin, low flush WC and radiator.



From the Landing further doors provide access to

Bedroom Two 13'10 x 12' (4.22m x 3.66m)

A good sized room with twin panel radiator and built in wardrobe cupboards with louvred doors. Outlook over the front garden and village street.



Bathroom

With coloured suite of panelled bath in tile surround, pedestal hand wash basin, low flush WC and radiator. Access to loft.

Bedroom Three 12' x 8' (3.66m x 2.44m)

With outlook over the village street. Radiator.

Bedroom Four 9' x 6'3 (2.74m x 1.91m)

A single bedroom with radiator.

Outside

The house is approached through a five bar gate leading to the drive and parking.

The good sized gardens are laid to lawn, interspersed with mature rose trees and established shrubs. It is bordered by high hedges and timber fencing. The front garden is also laid to grass with established hedging.

There is a **brick barn/garage** under a tiled roof measuring 28'7 x 12'7 with original brick floor, door to the outside, stairs to a loft storage area and window to the front. The barn is ideal for substantial storage, but also large enough to house a workshop area and car and has potential for conversion, subject to planning. The barn also houses the oil fired boiler. The two oil storage tanks, each with a capacity of 1000 litres can be found to the side of the barn.



Forge House, Heveningham
 Approx. Gross Internal Floor Area - 1602 Sq ft / 149 Sq M



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Energy Performance Certificate

Forge House, The Street, Heveningham, HALESWORTH, IP19 0EP

Dwelling type: Detached house
 Date of assessment: 29 April 2016
 Date of certificate: 29 April 2016

Reference number: 2318-6083-7204-3836-2964
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 142 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,965
Over 3 years you could save	£ 5,148

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 231 over 3 years	You could save £ 5,148 over 3 years
Heating	£ 6,909 over 3 years	£ 2,286 over 3 years	
Hot Water	£ 678 over 3 years	£ 300 over 3 years	
Totals	£ 7,965	£ 2,817	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
20	91

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,381	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 447	✓
3 Draught proofing	£80 - £120	£ 78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Viewing Strictly by appointment with the agent.

Services Mains water and electricity, drainage connected. Oil fired central heating. Some secondary glazing.

Council Tax Band E; £1836.24 payable per annum 2016/2017

Local Authority Suffolk Coastal District Council; Melton Hill, Woodbridge, Suffolk IP12 1AU; Tel: 01394 383789

NOTE

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June 2016



Directions

From Framlingham take the B1120 Badingham Road and at the junction with the A1120 turn right and continue into Peasehall. Enter the village and turn left at the crossroads (by Emmets) and follow this road for approx 3 miles to the T-junction. At the T-junction turn right and take the next left hand fork and the property will be situated approximately 200 yards on the right hand side, immediately past the turning to the village street.



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