



The Old Forge
Bunwell Road
Spooner Row
NR18 9LH

Offers Over: £700,000





- Prominent character property
- Blend of original features and modern design
- Modernised within past 5 years
- Ample parking and double garage
- Comfortable and inviting accommodation
- No onward chain

Location

The Old Forge is stepped back from Bunwell Road, adjacent the well regarded 'Boars' pub and restaurant and just a short distance from Wymondham College (just over two miles away). 'Great Access' is a key word when talking about Spooner Row, due to its proximity to Wymondham, which is just 3 miles away, along with the north and south bound access onto the A11 (within a mile away). The village also has a railway station direct into Norwich and further afield to places such as Thetford and Cambridge. The historic market town of Wymondham offers a range of local, independent shops and businesses, along with several supermarkets including a Waitrose and Morrisons. The town has a great sense of local community, hosting various events throughout the year, still holding a regular Farmers market on a Friday. Wymondham is well known for its historic connection with Ketts rebellion in 1549 and iconic landmarks including the market cross and Wymondham Abbey.





The Property

The Old Forge was at one time the original pub in the village, clues to which are revealed as you enter the front door to see the old bar serving hatch and resting post on the left-hand side. The property, which in part is linked to both neighbouring properties, has been extensively refurbished over the past 5 years, retaining its wealth of character and original features, whilst being carefully blended with a modern design and layout, demonstrated by the property's inviting open plan reception spaces. The house is ideally suited to a family looking to enjoy the superb, warm and comfortable accommodation along with the flexibility to use as either a 4 or 5-bedroom property.

Outside

The driveway can easily cater for a number of vehicles, with the double garage providing further secure spaces if required. The rear garden has a mature feel, however, requires further work. The rear is modest in size and allows the next owner to 'add their touch' with landscaping.

Services

Mains electricity, water and drainage. LPG heating system.

How to get there – What3words:
riding.fruitcake.fillings

Viewing

Strictly by appointment with TW Gaze.

Tenure:

Freehold

Council Tax Band: F

Ref: 2/19399/RM

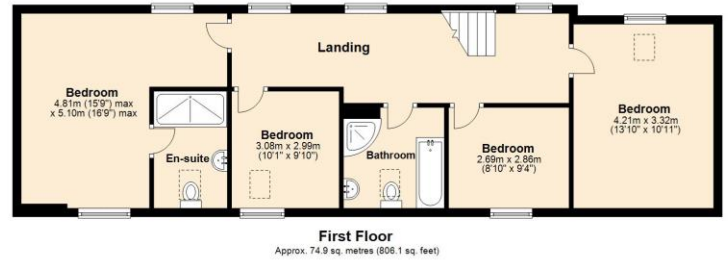
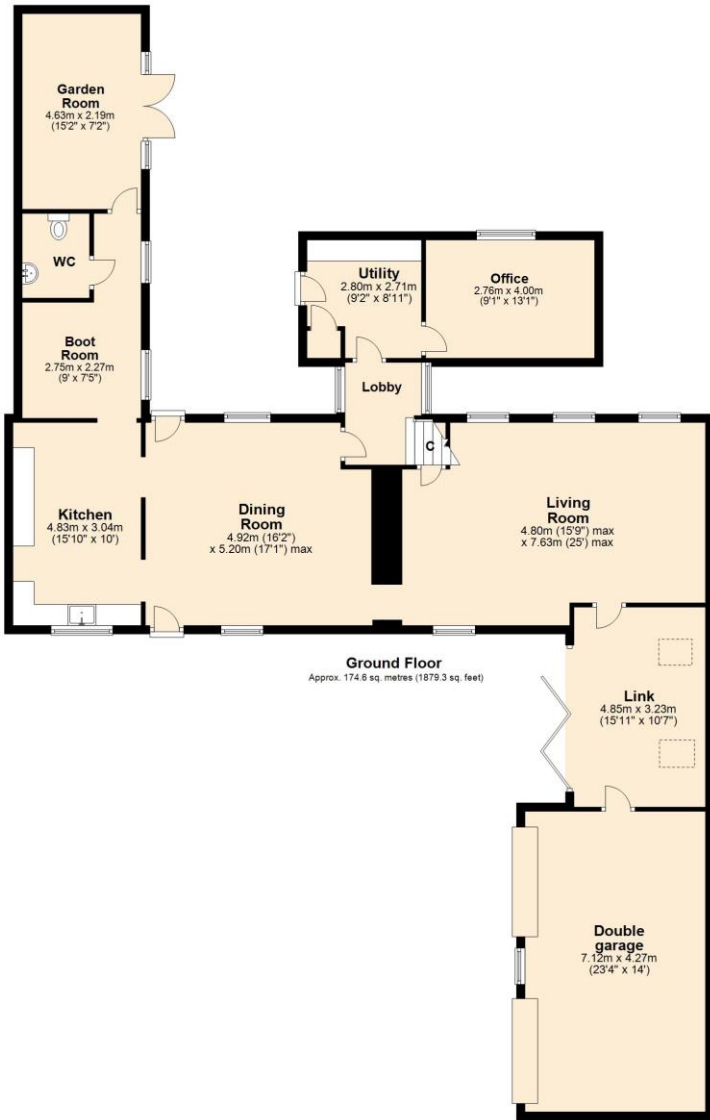
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 249.5 sq. metres (2685.4 sq. feet)

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