

A spacious two bedroom chalet bungalow with large garden, set on a small lane within the parish of Hollesley 2.5 miles from the beach at Shingle Street.

Guide Price
£325,000 Freehold
Ref: P7621/C

The Old Forge
Bushey Lane
Hollesley
Suffolk
IP12 3RU



Hallway, sitting room, kitchen/dining room, garden room, utility room and downstairs bathroom.

Two first floor bedrooms, one of which has an en-suite cloakroom.

Off-road parking, garage, 120' x 45' rear garden with sheds.

In all 0.25 acres.

Contact Us



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Location

The property lies in the parish of Hollesley where there is a village school, pub and shop. Shingle Street beach is just 2.5 miles from the property. The popular Ramsholt Arms, which is set adjacent to the River Deben, is 4.5 miles. Hollesley is approximately 8 miles to the south east of the riverside town of Woodbridge, which offers a selection of shops, pubs, restaurants, a cinema and swimming pool. It also has excellent schooling. The county town of Ipswich is 16 miles.

Description

The Old Forge is believed to date from the mid 20th century and in more recent decades, a rear extension was added which included a large conservatory that overlooks the rear garden. The property benefits from UPVC double glazed windows throughout and an oil-fired central heating system.

A door to the front of the bungalow leads to a hallway that has windows to the front of the property and a staircase rising to the first floor bedrooms. Adjacent to the hallway is a good size sitting room with bay window to the front. Off the hallway, which has built-in cupboards, is a boiler room, the kitchen/dining room and downstairs bathroom. This comprises a WC, bidet, bath, handwash basin and large shelved storage cupboard. The kitchen/dining room is dual aspect and has high and low-level wall units with two integrated fridges, space for an electric oven and a roll edge worksurface with sink. A door from here leads into the 30' x 8' garden room which has wall to wall glazing overlooking the rear garden as well as French doors and a polycarbonate roof. The room has heating and an additional door to the front of the property. Off the garden room is a utility room with high and low-level wall units, a sink along with space and plumbing for a washing machine.

From the first floor landing there is access to the two bedrooms. The first double bedroom has fitted wardrobes, windows overlooking the garden and door to an en-suite cloakroom with WC, handwash basin, cupboards and window. The second bedroom has in years passed been used dressing room and has wall to wall fitted wardrobes which, if required, could be removed to create a larger bedroom.

The Outside

The property is approached from a small lane via double gates leading to a shingle driveway with off-road parking for at least two vehicles. From this, there is access to a pre-fabricated asbestos garage which some may choose to replace. This measures 19'11 by 8'10 and has window and personnel door to the rear garden. Abutting the rear of the bungalow is a patio that leads to beds and onto lawn. This includes mature trees including a Copper Beech and cherry. At the rear of the garden there are timber sheds.







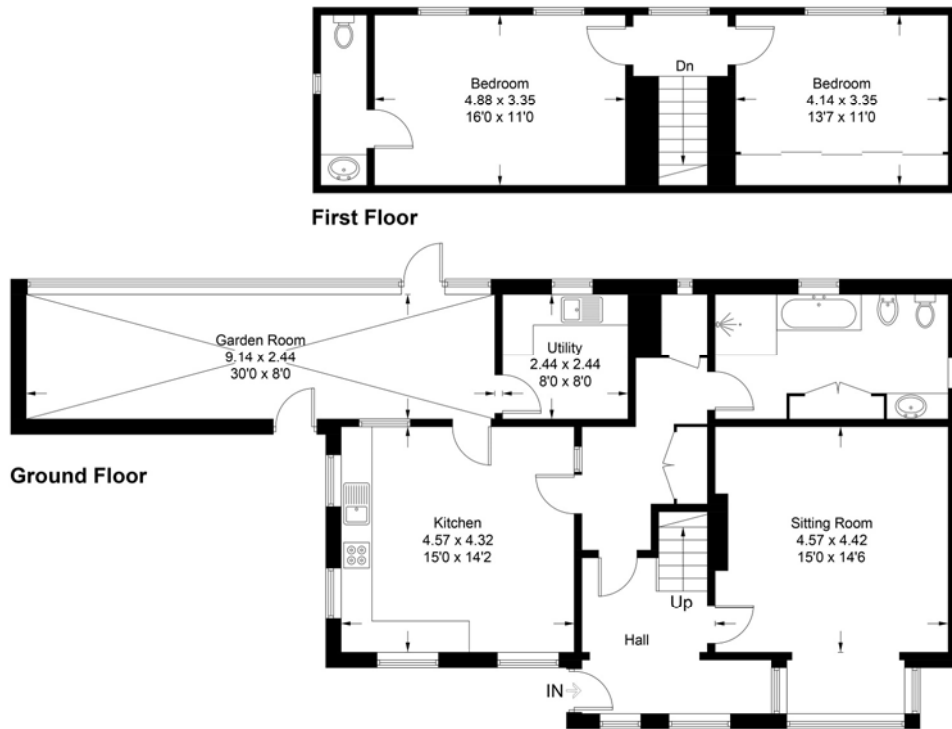




The Old Forge, Hollesley



Approximate Gross Internal Area = 147.0 sq m / 1582 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating system.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band C; £1,963.00 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

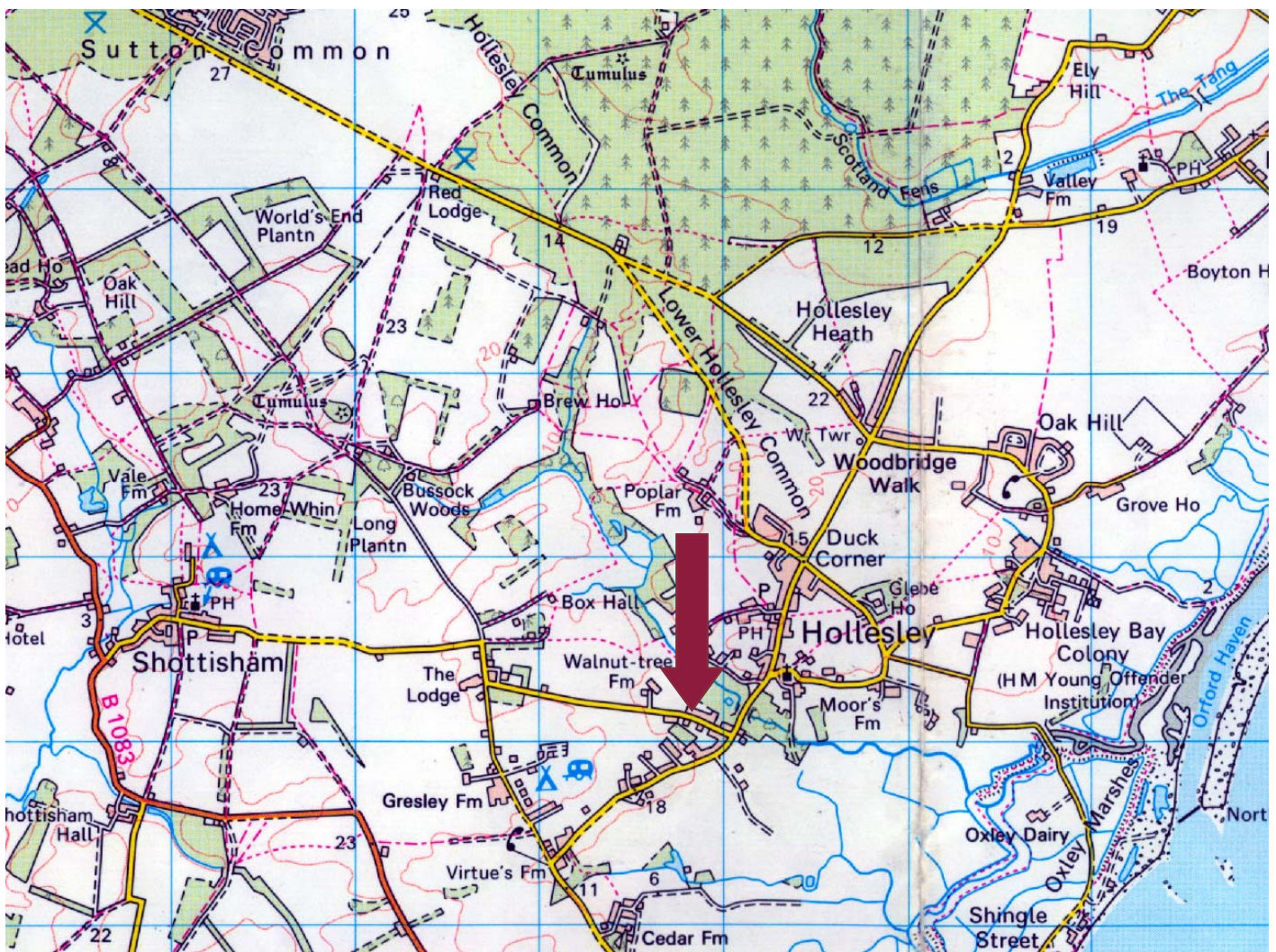
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2025

Directions

From the centre of Hollesley head towards Alderton. Having proceeded out of Hollesley passing the camp site on the left hand side, take the next right onto Bushey Lane. Proceed down the lane where The Old Forge will be found on the right hand side.

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