



The Old Smithy, Southburgh

Offers In Excess; £350,000

Discover the perfect blend of comfort and versatility in this inviting property, featuring a spacious sitting room with a charming wood burner and access to a flexible snug or additional bedroom. The open-plan kitchen and dining area offer ample space for both gatherings and everyday meals, complemented by a convenient WC and utility area on the ground floor. Upstairs, two adaptable bedrooms await, accompanied by a well-appointed shower room. The property's expansive 1/3-acre garden plot, outbuilding with garage and workshop and previous planning for conversion into an annex, along with a large front garden and shingle driveway, create an ideal retreat that seamlessly blends indoor and outdoor living.

Council Tax band: C

Tenure: Freehold

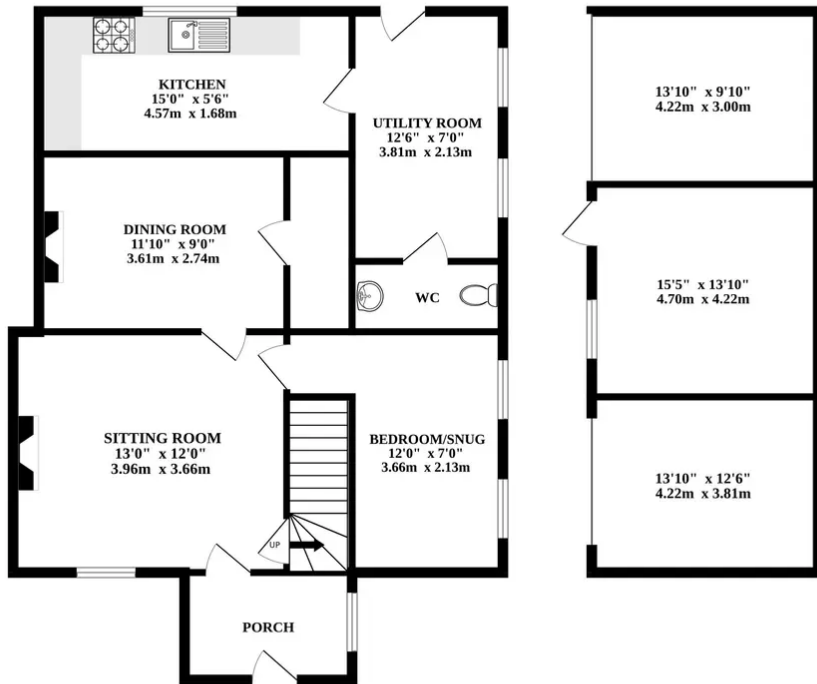
Nestled in the idyllic village of Southburgh, IP25 7SU enjoys an ideal location offering a quintessential rural lifestyle. With nearby schooling options, this village becomes an ideal setting for families. Southburgh exudes tranquility, surrounded by neighbouring villages that collectively provide essential amenities, fostering a close-knit community. A local bus link enhances connectivity and the presence of a charming village church adds to the picturesque character of this serene location.



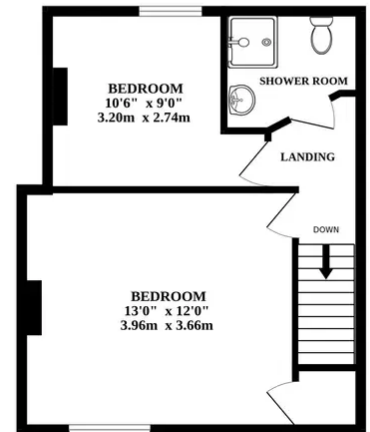
The Old Smithy is a perfect blend of peaceful village living with essential conveniences within reach.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Welcome to this inviting property where comfort and charm converge. Enter through a convenient porch area, perfect for housing coats and shoes, leading seamlessly into the spacious sitting room. Here, ample space for furnishings surrounds a charming wood burner, creating a warm and inviting atmosphere. The sitting room also provides access to a snug or additional bedroom, offering flexibility to accommodate various lifestyle needs. Continuing through, discover an open-plan kitchen and dining area designed for both gatherings and everyday meals. The kitchen boasts ample size, providing an ideal space for cooking. The ground floor is further enhanced by a WC for convenience and a utility area to streamline daily tasks.

Venturing upstairs, two additional bedrooms await, each adaptable to your needs, whether they serve as guest bedrooms or a home office. These rooms are complemented by a well-appointed shower room, providing functionality and style for daily routines.

Step into the expansive rear of this property, where a generous garden plot awaits, spanning an impressive 1/3 of an acre. This vast outdoor space provides ample opportunities for gardening, relaxation and outdoor activities, offering a backdrop for everyday living. An additional highlight is the outbuilding, formerly the smithy, which presents a garage and workshop. Notably, planning was previously granted for its conversion into an annex, providing potential for additional living space or guest accommodation. The exterior of the property boasts a large front garden, contributing to its attractive curb appeal. A shingle driveway complements the landscape, offering plenty of parking and turning space for vehicles.

We understand this property will be sold freehold connected to mains water and electricity. Septic tank for drainage.

Council Tax Band - C

