



The Old Forge Garshall Green, Milwich

£550,000 Freehold



Beautiful countryside views and offered with no onward chain • Generous drive & huge garaging which offers potential for conversion STNPP • Large half acre plot with established orchard, lovely summerhouse, lush lawns and paved seating areas. • Country cottage with substantial accommodation, presenting an incredible opportunity for a fabulous home. • Located in the hamlet of Garshall Green, nearby village schools, easy access to A50, M6 and mainline trains.



Knock, knock, who's there? Well, let me just say, when opportunity knocks on your door be sure and answer it! Listen carefully.....it's knocking, right now in this idyllic rural hamlet of Garshall Green The Old Forge is sitting pretty just waiting for you, with local villages offering schools, shops and of course a nice selection of pubs, great commuter links for A50, M6 and mainline train stations, it's off the beaten track yet still accessible. A picturesque country cottage sitting in a generous garden plot, measuring approximately half an acre, with open views, it has been a well loved home and in the same ownership for several decades and is now available to make your own. The cottage offers substantial accommodation with the entrance hall leading to the fabulous living room with open fire, and the inner hall with modern wet room, and on to the further sitting and dining room fitted with cosy log burning stove, and French doors to the conservatory where you can enjoy the sun and views over the garden and neighbouring fields beyond, and then there's the breakfast kitchen flooded with light and the perfect spot in the large bay window to enjoy your morning cuppa, a walk in pantry and separate utility room all on the ground floor. Once you head up the stairs you are greeted with three double bedrooms and good size bathroom, the master size is fabulous, with a huge bedroom with windows overlooking the lovely garden and countryside, an en-suite shower room, and walk in dressing room. Outside the cobbled drive leads to gates and on to a further generous paved parking area, the mature gardens are a treat, with lawns and paved patios, a lovely selection of plants, shrubs and trees with flower beds and pathways, and for a garden such as this, the obligatory summer house. Then there's the garage building, fully brick built, with a huge double garage, a studio with stairs leading to three loft rooms, this presents a phenomenal opportunity to convert to annexe accommodation if necessary STNPP. Whilst you will no doubt be planning how your own stamp will look here, but first and foremost, don't miss the fact that opportunity is knocking right now, so pick up the phone and make sure you don't miss out!



"Idyllic country cottage in Garshall Green with ample garden, open views, and potential annexe conversion. Spacious living areas, three bedrooms, and a picturesque setting with easy access to amenities and commuter links. Opportunity awaits in this charming rural retreat."

Council Tax band: F

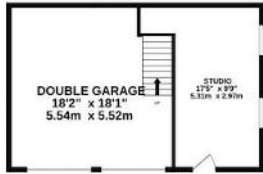
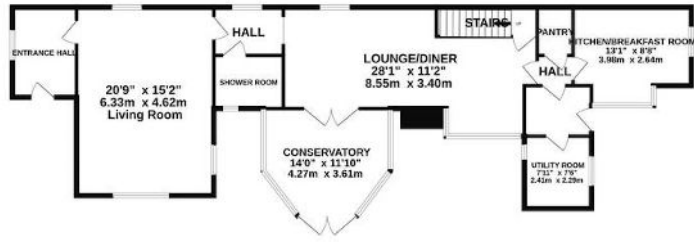
Tenure: Freehold

EPC Energy Efficiency Rating: F

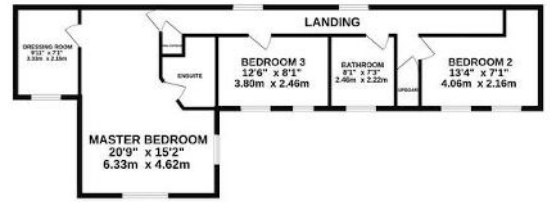
EPC Environmental Impact Rating: F



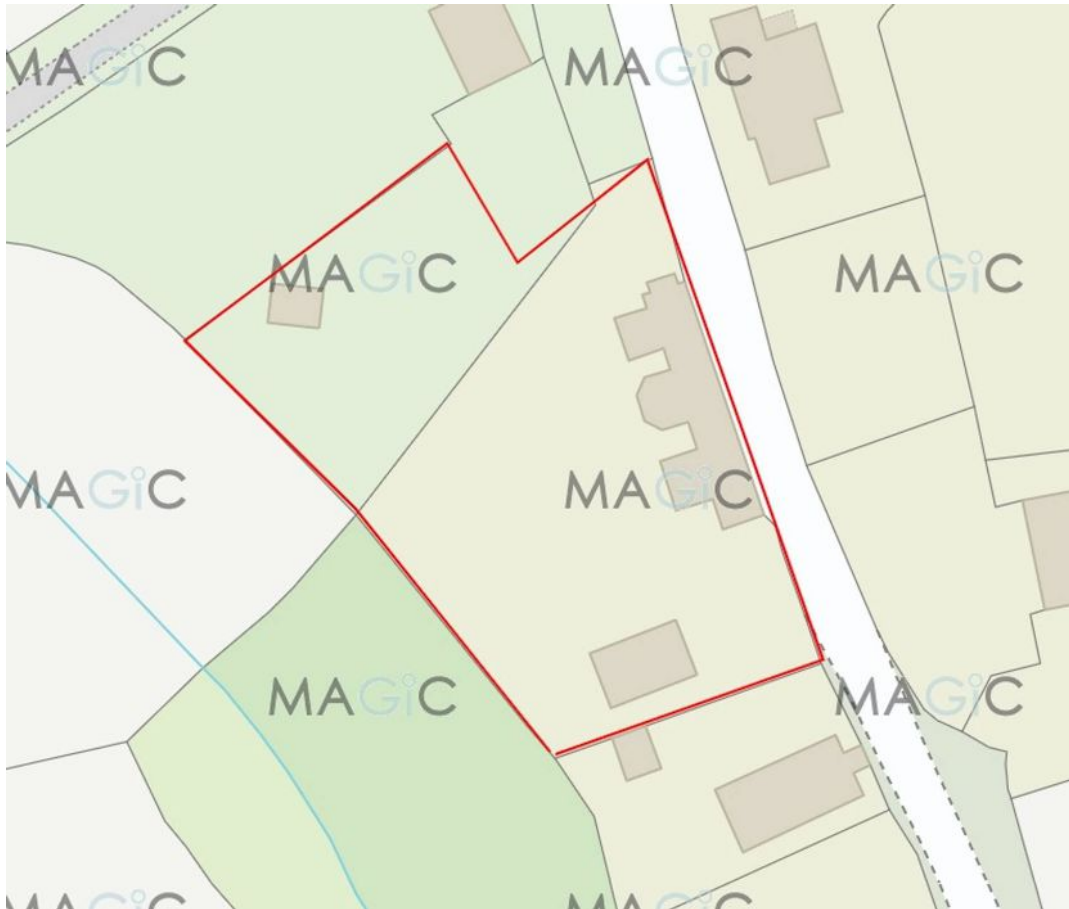
GROUND FLOOR



1ST FLOOR



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