



The Street, Occold

**Harrison Edge**  
Estate Agents



A cracking period village cottage with extensive, flexible living space. 3 or 4 Bedrooms plus Study, lounge plus dining room along with both shower and bathroom. PV panels with significant FIT p/kwh and air source heat pump provided radiators and water. There is also a garage, smaller than standard, but very useful found at the rear plus additional off road parking. Freshly refurbished and END OF CHAIN.

- 3 or 4 Bedrooms
- Study

- Lounge & Dining Room
- Shower & Bathroom

- PV Panels & Air Source Heat Pump
- Useful, smaller than standard Garage

### Location

Ye Olde Smithy sits just off the village through road adjacent to the Primary School and stretches back a surprising distance from the front where at the rear, a small garage building can be found. This 'heart of the village' setting will put the new owners at the centre of village life of which Occold is very proud. In addition to the school, the village supports a thriving modern Village Hall/Community Centre, the Beaconsfield Arms pub, Parish Church and Bus Routes. The road directly outside has little in the way of passing traffic as it leads out of the village into a No Through Road (Bulls Hall Road) and turns into Redlingfield Road which leads to the village of the same name and which tends to be a 'locals only' route. Eye is only a couple of miles away with everyday facilities and the area is wonderfully central for those needing to access the wider region by road or rail.

### Description

Ye Old Smithy (formerly known as West View) is a remarkable village property with a number of surprises. Now vacant and extensively refurbished following a period of rental, this is an End of Chain purchase. The original cottage sits to the front but behind lies an extensive single storey section of accommodation including small garage. Windows are double glazed and an AIR SOURCE HEAT PUMP and PHOTOVOLTAIC PANELS serve to help make this period property as efficient and climate friendly as possible. It is worth noting the current vendors contract with Eon Next provides their PV investment with a return of **74.37p/kwh** which these days is remarkably high. During the period 2<sup>nd</sup> September 2024 to 3<sup>rd</sup> September 2025 the panels produced value of **£2,436.59**. The accommodation is laid

out to provide flexibility of use depending on requirements. The front section includes a welcoming entrance hall space along with kitchen, dining room (with inglenook) plus a third space suitable for a Study. Upstairs within this two storey section are two bedrooms, useful storage and a bathroom. Within the single storey space is a lovely large and tall main reception room with good natural light plus a two part hall serving a Dressing Room or Bedroom option, Shower Room and at the rear, a large principal bedroom. The shape of the cottage creates a courtyard garden, well paved and walled with access to a front parking space plus door into and out of the attached garage space.

#### **Storm Porch:** 7'5" x 5'9" (2.26m x 1.75m)

Whilst there is an entrance door within the front elevation, the main entrance is via this characterful Storm Porch shielding a cottage style door with glazed pane. It opens to a welcoming Hall where stairs lead off to one side and doors lead through to the ground floor spaces. A handy recess could take a coat stand.

#### **Lounge:** 20'1" x 11'8" (6.12m x 3.56m)

A room of surprising proportion and lovely roomy space with tall partly vaulted ceiling and excellent light from opposing large window openings plus french doors leading out to the Courtyard. Television and BT Master Socket points. Two double radiators each with thermostatic valves. Recessed ceiling spots.

#### **Kitchen:** 14'1" x 7'8" (4.3m x 2.34m)

Fitted along the length of the long side with worktop and floor standing storage cupboards and drawers with a row of wall cupboards above. Newly installed electric single oven with four ring hob above plus concealed hood above. Ceramic sink unit

with drainer bowl and mixer tap. Tiled splashbacks. Double radiator with thermostatic valve. Double glazed window to the side, above the sink area. An opening connects with the cottage reception room to the front making an ideal...

#### **Dining Room:** 10'9" x 10'1" (3.28m x 3.07m)

An almost square room with inglenook fireplace housing a woodburning stove set on a brick hearth and with a cupboard to one side. Double glazed window to the front elevation along with a matching outer entrance door. Useful understairs cupboard ideal for such things as ironing boards, vacuums etc. A door leads to...

#### **Study:** 6'10" x 6'1" (2.08m x 1.85m)

A useful additional room with double glazed window to the front elevation. Double radiator with thermostatic valve.

**Inner Hall:** Leading off the main reception room, this two part hall leads through to bedrooms, shower room along with a door out to the courtyard. A side window provides additional natural light. With the 'second' door, one could consider the end bedroom with shower room and outer courtyard door as a suite with independent access (using the garage as access). A cupboard houses a Telford Tempest hot water cylinder served by the external Air Source Heat Pump supplying domestic hot water and radiators. Double radiator. Recessed spots.

#### **Bedroom/Dressing Room:** 11'2" x 6'5" (3.4m x 1.96m)

An adaptable space depending on requirements. Double radiator with thermostatic valve. Recessed spots. Window to the side elevation.

**Bedroom 1:** *19'2" x 10'7" (5.84m x 3.23m)*

A large room with windows to two elevations. Two double radiators each with thermostatic valve.

**Shower Room:** Formerly a bathroom but recently refitted and overhauled to include a new suite comprising pedestal wash basin, low level wc and quadrant shower enclosure. Stainless finish vertical heated towel rail. Window to the side elevation.

**First Floor Landing:** Stairs, having risen from the ground floor entrance hall lead up to a cottage landing with doors leading off to each of the two first floor bedrooms and bathroom. Exposed oak timbers.

**Bedroom:** *10'2" x 9'6" (3.1m x 2.9m)*

With double glazed window to the front elevation. Double radiator with thermostatic valve. Timbers.

**Bedroom:** *8' x 7'9" (2.44m x 2.36m)*

With box window to the side elevation affording a window seat opportunity. Double radiator with thermostatic valve. Deep eaves storage cupboard.

**Bathroom:** With double glazed window to the front elevation and suite comprising pedestal wash basin, low level wc and panelled bath complete with MX Inspiration LXi shower above, all within an L'shape space along with cupboard housing a Pullin Evolution SS Unvented hot water cylinder with immersion heater. Extractor fan. Stainless vertical heated towel rails.

**Outside:** Access from the road is via the gravel drift running between properties which serves three properties behind plus provides access to the GARAGE of Ye Olde Smithy. An additional OFF ROAD PARKING SPACE can be found to the right hand side of the cottage, at the front. The footprint of the buildings create a sheltered yet sunny paved courtyard newly landscaped and presented within a walled boundary. At it's

widest/deepest points the courtyard is approximately 6m x 9m. The GARAGE building measures internally approximately 3.27m deep and 3.13m wide with a single wide swinging door. An internal door leads to the courtyard. The roof is adorned with PHOTOVOLTAIC panels currently contracted to Eon Next with a contract of 74.37p/Kwh which is a significant rate. A Samsung Air Source Heat Pump serves domestic hot water and radiators throughout. Outside PIR lights.

**Services:** The vendor has confirmed that the property benefits from mains water, electricity and drainage along with Photovoltaic panels and a Samsung Air Source Heat Pump.

**Mobile & Broadband:** OfCom Mobile & Broadband Checker - paste the following link into your browser:

Mobile:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=IP237PL&uprn=100091378638>

**Flood Risk:** For Flood Risk information paste the following Link into your Browser: <https://check-long-term-flood-risk.service.gov.uk/risk#>

**Wayleaves & Easement:** The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning,

building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**Postal Address:** Ye Olde Smithy, The Street, Occold, Eye, IP23 7PL

**Local Authority:** Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax:** The property has been placed in Tax Band B.

**Tenure & Possession:** The property is for sale freehold with vacant possession upon completion. The freehold property is registered under SK288879.

**Fixtures & Fittings:** All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

**Viewing:** By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563

**Identity Verification:** 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. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

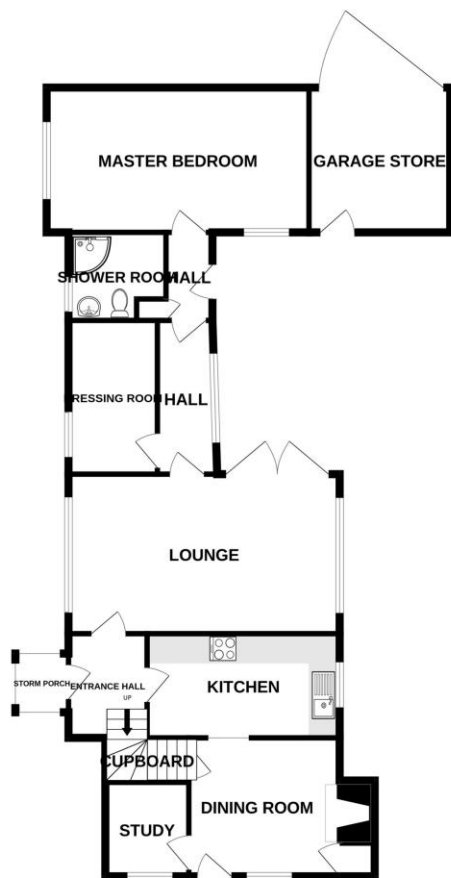
**Directions**

Ye Old Smithy is easily found by bearing left at the Primary School in the centre of the village, off the village through road.





GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.

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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