



The Old Forge, Church Lane, Bearley

CV37 0SL

£895,000



If you've always dreamt of escaping to the country without feeling isolated, then The Old Forge could be exactly what you've been searching for. Believed to have origins as the village forge, this charming period home is rich in local history, with character features throughout and a traditional well located in the garden providing a fascinating reminder of its past.

Tucked away within the heart of the highly regarded village of Bearley, this beautiful period home effortlessly combines character, charm and versatility. Extending to almost 2,000 sq ft, the property is further enhanced by a detached self-contained annexe, cellar, double garage, generous parking and delightful wrap-around gardens. To the front, the property enjoys attractive views towards the village Church, adding further to the charm of this wonderful setting.

Whilst rich in history and character, The Old Forge has benefited from substantial investment by the current owner. The roof was comprehensively renewed in 2021, including replacement battens and benefits from a 20-year guarantee. A new boiler was also installed in 2021, whilst the majority of the windows have been replaced with high-quality double glazed wooden sash windows between 2017 and 2020, carefully selected to complement the property's period appearance and supplied with a 10-year guarantee. The bathrooms have also been tastefully updated, ensuring the home successfully combines period charm with the comforts expected for modern living.

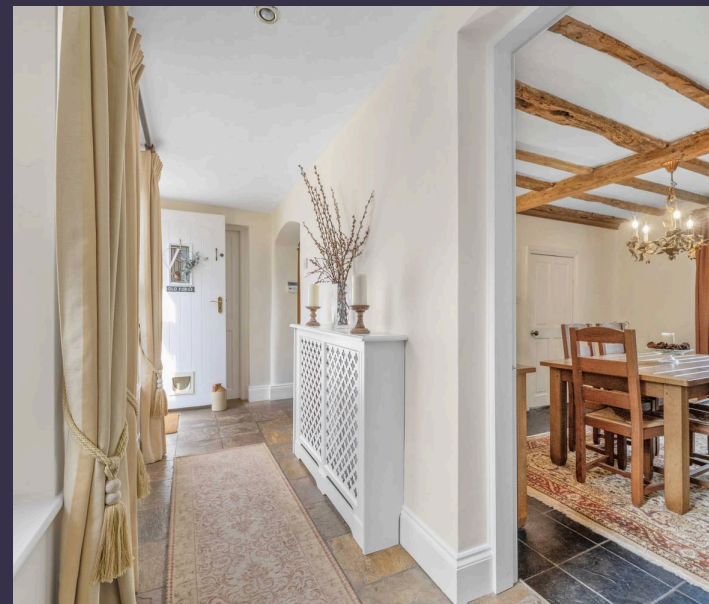
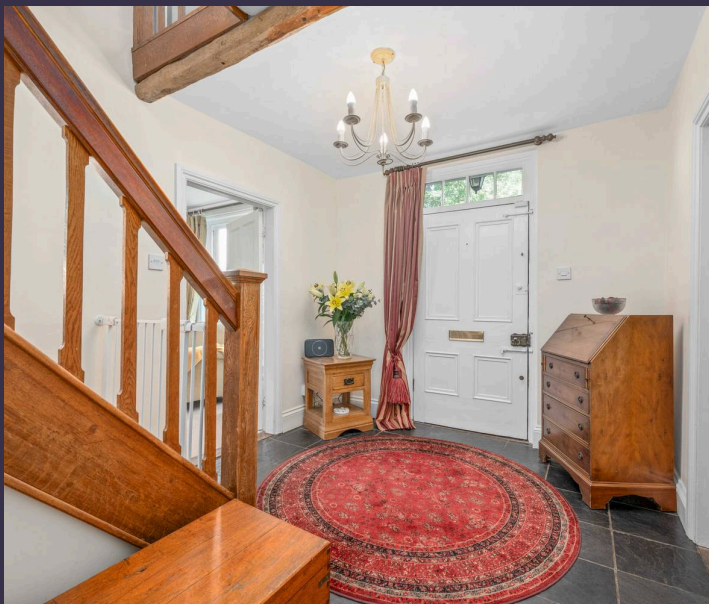




Bearley is one of those villages that people move to and rarely want to leave. Surrounded by beautiful Warwickshire countryside, it enjoys a genuine sense of community that is becoming increasingly difficult to find. There are wonderful walks right from the doorstep, including access to nearby woodland and countryside trails, making it ideal for dog owners, walkers and those who simply enjoy spending time outdoors. The current owner regularly enjoys sightings of hedgehogs in the garden and buzzards soaring overhead from the nearby Church, providing a daily reminder of the peaceful rural setting that makes this location so special.

From the moment you arrive, The Old Forge exudes warmth and personality. A welcoming reception hall provides the perfect introduction, setting the tone for the accommodation beyond and providing access to the principal reception rooms.

The sitting room is a wonderful space in which to relax and unwind. Generous proportions, plenty of natural light through multiple windows and French doors and a feature gas fireplace create a room equally suited to cosy winter evenings or entertaining family and friends throughout the year.



Across the hallway, the separate dining room offers an ideal setting for formal dining occasions, family celebrations or festive gatherings. Here, exposed beams and period features serve as a reminder of the property's heritage, creating a wonderful atmosphere for entertaining.

The study is perfectly positioned for anyone working from home and offers a peaceful retreat away from the main living areas. Equally, it could be utilised as a playroom, snug or hobby room depending upon individual requirements.



The kitchen breakfast room enjoys a lovely outlook and provides ample storage and preparation space. Appliances are integrated and there is space for a gas Range style cooker all finished off with a touch of luxury having granite worksurfaces. Whether preparing everyday family meals or entertaining guests, it is a practical and sociable environment at the heart of the home.

The rear hallway gives access to a useful guest cloakroom completes the ground floor accommodation.

Heading upstairs, the first floor continues to impress. The principal bedroom is a generous double room, lovely and bright having dual aspect windows complemented by its own dressing room and en-suite shower room, creating a superb suite for homeowners seeking their own private sanctuary.

Bedroom two is another excellent double bedroom again enjoying dual aspect windows, whilst bedroom three boasts a wall of fitted wardrobes aiding in keeping the room clutter free and provides further flexibility for family living, guests or home working.

The family bathroom is particularly attractive, featuring a freestanding bath, separate shower cubicle that serves the remaining bedrooms.

Adding further appeal is the cellar, providing valuable storage space and offering excellent potential for wine storage, hobbies or general household use.





One of the most exciting features of The Old Forge is undoubtedly the detached annexe. Offering its own living room, kitchen, bedroom and en-suite bathroom, this highly versatile space presents a wealth of possibilities. Whether accommodating dependent relatives, older children, long-stay guests, working from home, running a business or creating an income opportunity, it is a fantastic addition that significantly enhances the property's versatility.

Further enhancing the property's appeal, previous planning permission had been granted for the addition of an orangery positioned between the two rear wings of the house, creating an impressive central living space. Whilst the permission has since lapsed, buyers may wish to explore the possibility of reapplying, subject to the necessary consents, presenting exciting scope for future enhancement.





Bearley offers the best of both worlds. You can enjoy village life and beautiful countryside surroundings, whilst still being within easy reach of Stratford-upon-Avon and all the amenities it has to offer. The nearby A46 makes commuting straightforward, providing excellent links to Warwick, Leamington Spa, Coventry and beyond, whilst Bearley railway station offers convenient rail connections. It's easy to see why locations like this remain so sought after.

Council Tax band: G

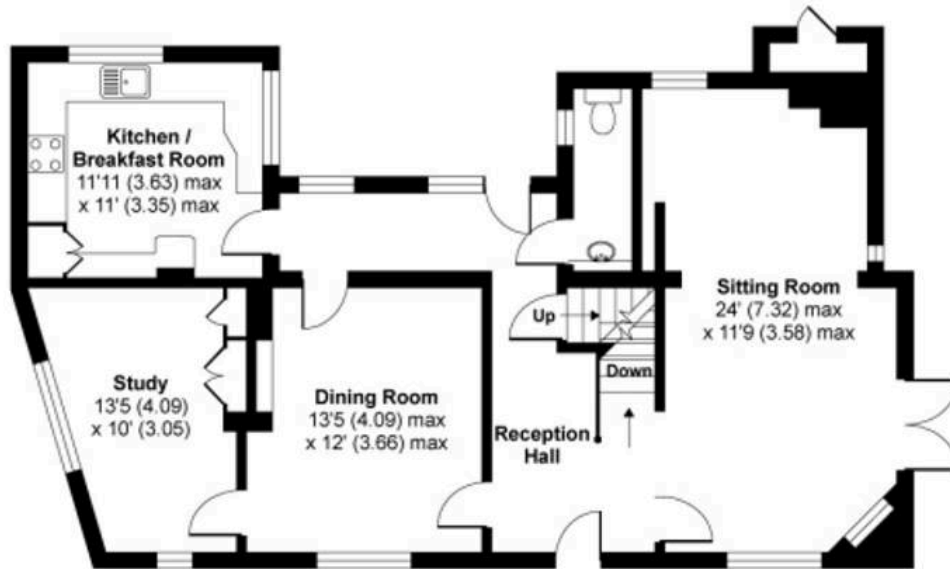
EPC Energy Rating: D

Annexe EPC Energy Rating: D

Tenure: Freehold

- Former Village Forge
- Three Bedrooms - Principal Bedroom with Dressing Room and En-suite
- Self-contained One Bedroom Annexe
- Replacement - New Roof and Boiler in 2021 and Double Glazed Sash Windows with Guarantees
- Updated Bathrooms
- Previously Approved Plans for Orangery
- Double Garage and Driveway
- Wrap-around Gardens with Traditional Well
- Highly Sought After Village Location with Views of Church
- Bearley Train Station and Easy Access to A46

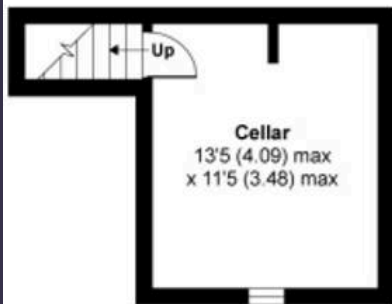
APPROX. GROSS INTERNAL FLOOR AREA 1988 SQ FT 184.68 SQ METRES (EXCLUDES ANNEXE)



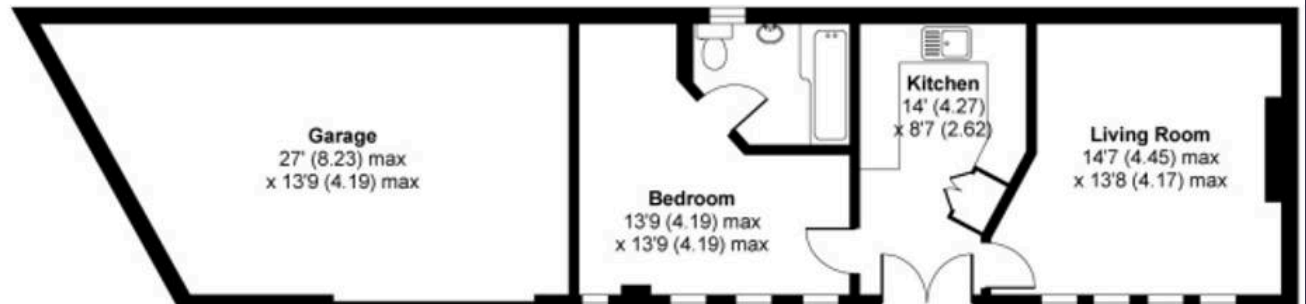
GROUND FLOOR



FIRST FLOOR



CELLAR



ANNEXE

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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