

PCM
ESTATE AGENTS

Old Forge, The Thorne, Hastings, TN35 4LU

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Guide Price £600,000

** GUIDE PRICE £600,000 TO £625,000 **

PCM Estate Agents are delighted to welcome to the market this EXCEPTIONAL and CHARACTERFUL THREE BEDROOM DETACHED RESIDENCE, The Old Forge, a truly unique home believed to date back to 1825, beautifully marrying PERIOD CHARM with MODERN DAY LIVING. Situated within the highly desirable village of Guestling, this impressive property occupies a generous plot and offers an enviable lifestyle opportunity for growing families or those seeking something special.

Internally, the home offers well-proportioned and thoughtfully arranged accommodation, with a natural flow throughout and an abundance of useful storage. A welcoming entrance hall sets the tone, leading through to a well-appointed KITCHEN-BREAKFAST ROOM, complemented by a separate UTILITY AREA. A CLOAKROOM and family bathroom complete the ground floor accommodation.

The first floor provides a cosy yet elegant DUAL ASPECT LIVING ROOM featuring a charming WOOD BURNING STOVE and having some lovely COUNTRYSIDE VIEWS, alongside a SEPARATE DINING ROOM ideal for entertaining. A good-sized BEDROOM is also found on this level.

To the second floor are TWO FURTHER BEDROOMS which are interconnecting, both generously proportioned, with one enjoying the added luxury of an EN-SUITE SHOWER ROOM, offering a private and comfortable retreat.

The lower ground floor reveals a SUBSTANTIAL GARAGE/GAMES ROOM, presenting a versatile space with endless potential, whether for leisure, hobbies, or additional storage.

Modern comforts have been carefully incorporated, including gas central heating and UPVC double glazing, ensuring efficiency and year-round comfort. The property is approached via ELECTRIC GATES, leading to AMPLE OFF ROAD PARKING and a DOUBLE GARAGE providing both convenience and security.

Externally, The Old Forge continues to impress, set within beautifully maintained gardens and further benefitting from a paddock and stables — perfect for those with equestrian interests or a desire for additional outdoor space.

A rare opportunity to acquire a home of such charm, history and versatility, early viewing is highly recommended.

ENTRANCE PORCH

HALLWAY

STORAGE

KITCHEN-BREAKFAST ROOM
14'1" x 13'11" (4.29m x 4.24m)

UTILITY ROOM
9'2" x 4'9" (2.81m x 1.46m)

SEPARATE WC

BATHROOM
10'2" x 9'1" (3.11m x 2.78m)

FIRST FLOOR LANDING

LOUNGE
14'4" x 16'1" (4.37m x 4.91m)

DINING ROOM
13'1",259'2" x 9'2" (4,79m x 2.80m)

BEDROOM
16'0" x 9'3" (4.90m x 2.84m)

SECOND FLOOR LANDING

BEDROOM
17'6" x 9'10" (5.34m x 3.02m)

EAVES STORAGE

BEDROOM/ STUDY
12'9" x 10'9" (3.90m x 3.30m)

EN SUITE SHOWER ROOM
5'0" x 9'4" (1.53m x 2.86m)

LOWER GROUND FLOOR HALL

WORKSHOP/ GAMES ROOM
29'6" x 16'6" (9.01m x 5.04m)

GARAGE

REAR GARDEN/ STABLE/ SHED/ PADDOCK

AGENTS NOTE
The vendor has advised that the garage, stable and shed have recently had new roofs fitted.

Council Tax Band: E

















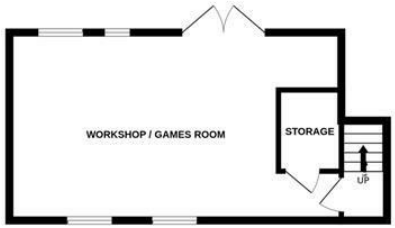








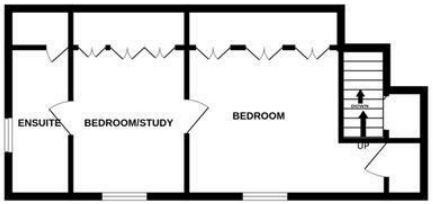
LOWER FLOOR



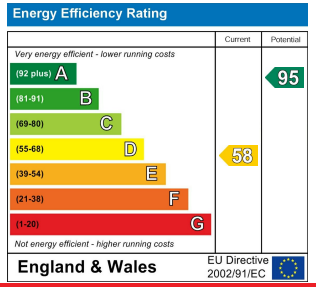
GROUND FLOOR

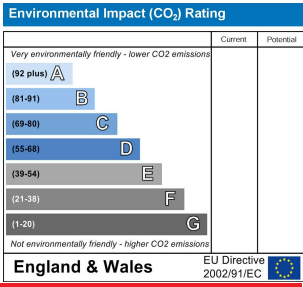


FIRST FLOOR



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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