



Village Road, Higher Bebington

£235,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of sleepy old Higher Bebington, the Old Forge is a truly enchanting cottage brimming with style and character. Dating back to circa 1780, this charming home has been lovingly modernised by its current owners, who have carefully preserved its original charm. From the exposed stone walls to the rustic ceiling beams, every detail tells a story of its rich history. Step inside, and you'll find a cosy lounge centered around a stunning inglenook fireplace with a log burner—perfect for curling up with a book on a chilly evening. The kitchen and dining area provides an inviting space to gather with loved ones and enjoy home-cooked meals. Upstairs, two double bedrooms offer a peaceful retreat, while the bathroom, fitted with a classic three-piece suite in white, adds to the home's timeless appeal.



Outside, the gardens are a dream come true for any nature lover. A vibrant haven filled with lush greenery, colourful flowers, and evergreen plants, the outdoor space offers a tranquil escape from the everyday hustle and bustle. Whether you're sipping your morning coffee surrounded by birdsong or unwinding in the fresh air, this private oasis is pure bliss. Perfectly located, Old Forge is just a short stroll from local shops, schools, and amenities, while excellent motorway links put both Liverpool and Chester within easy reach. Whether you're drawn to its historic charm, cosy interiors, or idyllic gardens, this delightful cottage offers the best of both worlds—a peaceful retreat with all the conveniences of modern living close at hand. Council tax band A. Freehold.



Lounge

15'9" (4.8m) x 11'0" (3.35m)

Kitchen Dining Room

15'2" (4.62m) x 12'7" (3.84m)

Bedroom One

15'0" (4.57m) x 7'9" (2.36m)

Bedroom Two

9'11" (3.02m) x 8'4" (2.54m)

Bathroom

9'2" (2.79m) x 6'10" (2.08m)





GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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