



Rose Cottage

This beautifully presented four bedroom cottage is surrounded by open fields and located in the semi-rural village of Butterwick, within a short walking distance of both the park and primary school as well as the village store and pub. It enjoys an attractive, established plot which extends to approximately half an acre and is enclosed by well-maintained hedges and fencing. The garden is also interspersed with several mature trees which add colour, shape and structure as well as providing a good degree of privacy to this lovely property.

Rose Cottage is a totally unique property, having been greatly improved by the current owners over the years. It is an incredibly versatile property too, with light and spacious rooms and features that will undoubtedly suit many different types of buyer and different lifestyles. In a style that we would now consider as 'modern country', the property has two main reception rooms with a wood-burner linking both the living room and dining room. The attractive kitchen with large central island unit and open fireplace is the room that family and friends seem to gather in the most and has French doors out to the rear decking and private garden. For a family with pets, there is a good sized tiled entrance hall at the front of the property which is ideal for kicking off boots and drying the dogs after a long walk. Quite unusually for a cottage, there are four double bedrooms to the first floor with a dressing area and en-suite to the master bedroom.

For anyone that works from home however, or has a hobby, or regular visitors coming to stay, the outbuildings at Rose Cottage may be the deal-breaker. A fabulous contemporary studio built in the garden provides self-contained accommodation for guests as well as making an ideal base for a home office. In addition to this, a large wooden cabin has been used as an outdoor gym with a separate workshop to the rear, but would also be ideal as storage for a variety of reasons.







Entrance – A part glazed stable style door at the front of the property leads into the;

Entrance Hall 4.57 m x 2.14 m (14'9 x 7') – Having a tiled floor, uPVC window to the front aspect, wall light points, radiator and part tongue and groove panelling to half height on the walls.

Breakfast Kitchen 6.63 m x 3.65 m (21'7 x 11'9) – Has a uPVC window to the front aspect, uPVC French doors to the rear garden and decking area and a tiled floor. The 'modern farmhouse' kitchen comprises a range of solid oak work surfaces with blue handmade drawer and cupboard units at both base and eyelevel. The kitchen units also incorporate a built-in wine rack and rattan drawers. A central island unit with solid wooden top has a three branch pendant style light fitting over and an overhang with ample space for breakfast bar stools beneath. There is an inset twin 'Butler' style sink unit with mixer over and an integral dishwasher. Also included within the sale of the property is a Flavel electric cooking range with a stainless steel extractor canopy over. There is plenty of space for an American style fridge freezer and an exposed brick fireplace suitable for use as an open fire.

A latch door open through to the **Laundry Room 3.15 m x 2.04 m (10'3 x 6'7)** – Having a uPVC window to the front aspect and a free-standing base unit with drawers and cupboards, along with space and plumbing for both washing machine and tumble dryer. **Cloakroom** – Has modern wash basin with cupboard beneath and low flush WC.

Boot Room/Study 3.66 m x 1.87 m (12' x 6'1) - Has a uPVC window to the side aspect, wood grain style vinyl flooring and a vertical radiator.

Dining Room 4.24 m x 3.52 m – (13'9 x 11'5) - Has a uPVC window to the rear aspect, radiator, industrial style five branch light fitting. There is a latch door to an under stairs storage cupboard. There is wood laminate flooring and an open chimney breast housing a double sided cast-iron, wood-burning stove.

Lounge 6.60m x 3.98m (21'8 x 13'0) – Has uPVC French doors to the rear aspect and a uPVC window to the front aspect. There are two vertical radiators, a range of wall light points and a woodburning cast-iron stove centrally located between both the lounge and dining room with beam over.

The first floor landing – Has a uPVC window to the front aspect with window seat and doors arranged off to;

Bedroom One 5.70 m x 3.99 m (18'7 x 13') – Has uPVC windows to both the front and side aspects, radiator and built-in cupboard with shelving.

Ensuite Shower Room – Has fully tiled walls and floor, a uPVC window to the front aspect, and a three-piece suite comprising fully tiled corner shower unit, low-level WC and pedestal wash basin. The ensuite also has an extractor fan and chrome towel rail.

Bedroom Two 4.25 m x 3.72 m (13'9 x 12'2) – Has a uPVC window to the rear aspect, radiator, loft access and large double wardrobe with hanging rails.

Bedroom Three 3.33 m x 3.32 m (10'9 x 10'8) – Has a uPVC window to the rear aspect, radiator and built-in wardrobe with hanging rails and separate cupboard.

Bedroom Four 3.40 m x 2.15 m (11'1 x 7') – Has a uPVC window to the front aspect and a radiator.

Family Bathroom – Comprises a three-piece suite of double ended panel bath with shower unit over and folding shower screen, pedestal wash handbasin and low level WC. It has a uPVC window to the front aspect, a chrome coloured towel rail and fully tiled walls and flooring.

Outside – The property can be accessed from both the front and rear aspects. Double five bar gates to the rear of the property open up onto a private driveway at the bottom of the garden.

To the front there is both a hand gate and double five bar gates that open onto an additional gravel drive where there is ample off-road car parking and turning space for several vehicles. The cottage has full vehicular access over this initial former parking area to the old school.

The generous garden is laid majority to lawn, with well-maintained shaped hedging and range of mature trees and shrubs which add shape, privacy and structure all year round. There is also an extensive raised decking and gravelled garden area which leads off from the French doors in both the kitchen and lounge and is absolutely ideal for a dining table and patio furniture in the warmer months.

The property has a septic tank drainage system and LPG Gas Heating.







Detached Studio / Guest Annex – Has been built in a contemporary design and has outside lighting and a door opening into a **Main Reception Room 5.75 m x 3.62 m (18.8' x 11'8)** – With beams to the ceiling and a woodgrain laminate flooring, an **open plan kitchenette** which has a stainless steel sink unit with mixer up over and range. Door leads to a **shower room** with low flush WC, fully tiled shower enclosure, wash basin and chrome towel rail.

Bedroom/Studio Room 3.60 m x 2.80 m (11'8 x 9'1) - Has windows to the side and rear aspect and beams to the ceiling and a continuation of the woodgrain effect laminate flooring. An Acon wall mounted air-conditioning/heating unit regulates the perfect ambient temperature

Summer House / Cabin which has been divided into two sections. The main section has been used as a gym by the current owners and measures **6.0 m x 2.94 m (19'7 x 9'6)**. It has double doors to the front aspect and windows to the side aspect with power points. The second section has been used as a **workshop/garden store** and also has a window to the side aspect as well as a workbench, shelving and power point it measures **5.97 m x 2.94 m (19'5 x 9'6)**.

* The seller informs us that the old school has been purchased and is being renovated as a residential home. The old classrooms are due to be knocked down.







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