



# ROSE COTTAGE

EAST FERRY





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Rose Cottage is a lovingly kept home in the quiet village of East Ferry, on the east bank of the River Trent, opposite Owston Ferry to the west. It is approximately half way between Scunthorpe and Gainsborough (it's slightly nearer to the latter), and close to the lively village of Scotter, which is approximately five and a half miles to the east.

Dating from the late eighteenth century, Rose Cottage has been Grade II listed since the 1980s. It's been extensively renovated by the current owners since they moved in, in 2000. Work done since that time has been in keeping with the list requirements. Some features, such as double glazing, pre-dated the listing. These have been replaced like-for-like with modern materials and techniques while also maintaining the property's traditional appearance. Throughout the house, careful use of stained and polished wood contributes to a timeless and welcoming feel.





## WELCOME

The house is an outstanding example of its type. Flemish Bond brickwork and the raised parapet at the gable ends indicate high quality work and a substantial investment when the property was first built, and this has been matched with the care given to the house by the current owners. There are numerous period touches, and some of the main beams are believed to have come from a de-commissioned sailing ship. A modern conservatory has been added by the current owners to match the property's existing style. A good sized garden has been planned for easy maintenance.

Typical of house its age, the property's layout is almost symmetrical. The central entrance hall opens to the sitting room on the left, stairs ahead, and the dining room to the right. Exposed beams run throughout the ground floor and great care has been taken to decorate in a way which suits the style of the original home. The house is light and spacious, with excellent spaces for entertaining without loss of its homely charm.







## THE SITTING ROOM

A light south west facing room, with an impressive brick chimney breast with wooden mantelpiece. The chimney is in full working order, and there is fully functional open-grated coal fire. The original picture rail remains in place and one can easily imagine the sturdy ceiling beams coming from a ship of the line.

## THE DINING ROOM

Almost a mirror image of the sitting room, there are windows facing both south west to the front, and north east to the garden. An elegant wooden mantelpiece and surround match a cast iron fireplace (possibly Victorian) with tiles and a gas coal-effect fire. Solid wood flooring complements the room's more formal feel.







## THE KITCHEN

From the Dining Room, step through to the kitchen. Immediately to your left are the Utility Room, Cellar and Snug. Ahead is a second set of stairs leading to the first floor. Opening up to your right, is the kitchen, which in turn leads through to the conservatory.

Centre stage in the Kitchen is the central preparation area with sink, with a beautiful wooden worktop which extends to a breakfast bar. There is generous storage throughout the Kitchen and behind the central 'bar' is the combination gas & electric range, either side of which are more work surfaces and cupboards. By the back door is a free-standing wood burning stove.

Sweeping through the Kitchen to the Conservatory is stone effect ceramic tiling with underfloor heating - a nice modern touch in a house over two hundred years old. Continue from the kitchen to the conservatory.







## THE CONSERVATORY

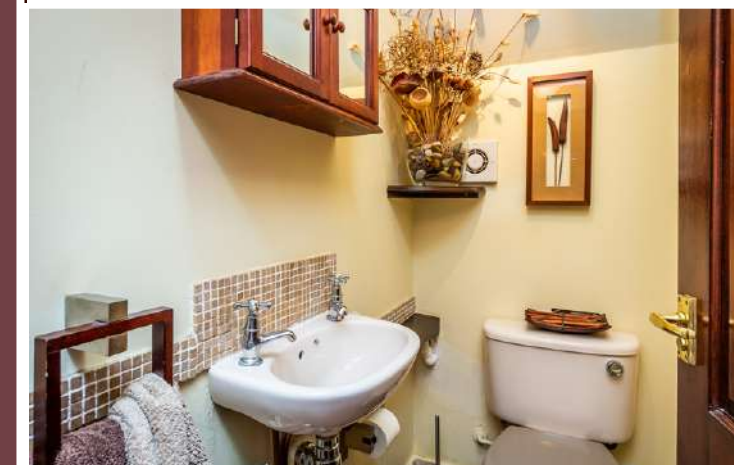
In many ways this beautiful room completes the kitchen, even the rest of the house. It provides just the right amount of extra space and easy access to the garden; and it works perfectly as a sun-room in the cooler months. Blinds for the roof and sides provide variable control of light and heat, and, as the space is open to Kitchen, light for that room too.

Return to the Kitchen and continue towards the Utility Room

## UTILITY ROOM, CELLAR & SNUG

In the centre of the house, the Utility Room and Cellar pair nicely together. The former has a view over a small back courtyard to the garden, and the Cellar (a couple of steps down) houses the hot water cylinder, doubles as a cloakroom, and has plenty of space for storage.

Beyond the Utility Room is a separate w.c., and beyond that, a Snug - ideal as a television room, a study or home office or even an additional bedroom. There are windows on three sides, including French windows opening from the Snug to the back garden.







## SWEET DREAMS

Return to the front hall and ascend the stairs. The landing window looks out from the front of the house. To your left is the Main Bedroom, and to your right is Bedroom 2

Bedroom 2 is above the Sitting Room, with a south west facing window. Like other first floor windows, these have remained floor-to-ceiling in height. They retain the character and style of the original building and provide plenty of light. This and the Main Bedroom are generously sized, each measuring slightly over 15ft x 15ft. Bedroom 2 has its own en-suite bathroom including a wash basin, w.c., and keyhole shaped bath with shower. The bath wall is fully tiled behind, and the rest of the room is half tiled.







## REST & REFRESH

This is a beautifully appointed bedroom. The window faces south west, with views from the front of the house. The cast iron fireplace is currently ornamental, although it could be re-commissioned. From this room an interconnecting door leads to the en-suite "Jack-and-Jill" Bathroom – a door on the opposite side leads to the Dressing Room/Bedroom 3. This is a spacious split level bathroom, with a Jacuzzi bath, large walk-in shower, w.c., and wash basin.

Beyond the Bathroom, the next is room is currently used as a dressing room - there are built-in wardrobes and plenty of space for a dressing table - but it would also be an excellent additional single bedroom. A window faces north east and a further door leads to a small landing and stairs. Follow them down to the kitchen, and turn right, through the back door and into a small paved courtyard, and then to the garden proper.







## GARDEN, DRIVEWAY & GARAGE

Running around two sides of the house, the garden runs approximately north west to south east. Immediately behind the house is a beautifully sheltered walled garden. Here there is plenty of space for seating and there's a very inviting hot tub set at decking height. The main arm of the garden runs in the same direction as the length of the house, with the length of it enjoyed from the Conservatory. Laid mainly to grass, parallel to the road it is bounded by hedging; opposite there is fencing and borders planted mainly to shrubs.

Return to the walled garden. The garage can be accessed from a side door at this point, or go through the gate to the gravel drive, onto which the main garage door opens. It's a single garage, and there is easy parking for two cars in front, and enough space for 4 or 5 cars if required.

Rose Cottage, East Ferry, is something of a gem: a lovely eighteenth century house that has only gained from careful modernisation. It is rich in charm as well as practical appeal. As the current owners said, *"We've loved every one of the twenty-four years we've been here, and we'll be sorry to go. It's definitely the sort of house that's a real home - we're sure that whoever the new owner is, they'll be very happy here. It's a great house in a lovely part of the country."*







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Approximate Gross Internal Area = 177.1 sq m / 1906 sq ft  
Garage = 15.5 sq m / 167 sq ft  
Total = 192.6 sq m / 2073 sq ft

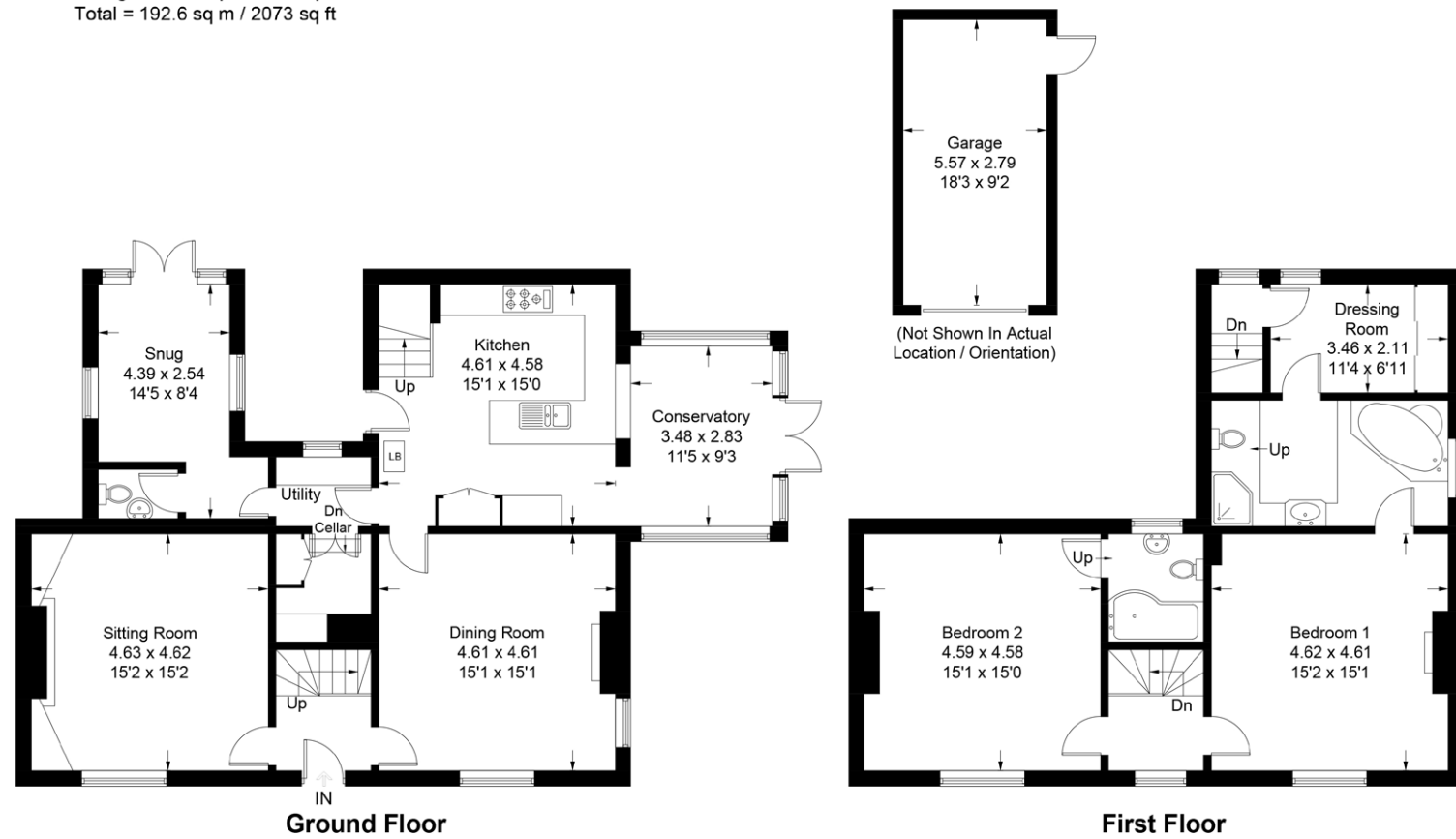
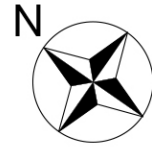


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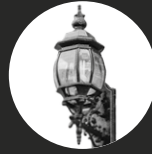


## OUT & ABOUT

East Ferry is a small residential village. The nearest centre with local shops and amenities is the village of Scotter. Scunthorpe is about 12 ½ miles to the north (approximately 25 minutes by road) and Gainsborough is a little closer at 8 miles and about 15 minutes away by car. Lincoln is approximately 40 minutes' drive to the south east (25 miles). There are good local transport links. The M180 can be joined at Junction 4 at Scawby near Scunthorpe. There are railway stations at Gainsborough and Scunthorpe, both of which connect to mainline services at Doncaster. Sheffield, Hull, and Doncaster are all within reach for a day out, as are the Lincolnshire Wolds and the east coast beaches.

Rose Cottage faces south west, on a residential road where properties are well spaced. Views from the rear of the house look over open fields and towards the start of gently rolling countryside further to the east. There's a gravel driveway, and a garage, brick-built in a style to match the house.





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*Presented by*



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