

NEW INSTRUCTION



ROSE COTTAGE

Welton, NN11 2JP



DAVID COSBY
ESTATE AGENTS



Rose Cottage

Welton, NN11 2JP

Total GIA Floor Area Inc. Garage | Approx. 134 sqm (1442 sqft)



3 Bedrooms



4 Receptions



1 Bathrooms

Features

- Picturesque village location
- Pleasant views of the Church of St Martin
- Original character features
- Sitting Room with dual-faced multi-fuel stove
- Spacious Kitchen/breakfast room
- Three bedrooms with dressing room / fourth bedroom
- Integral garage/workshop
- Charming front and tiered rear gardens

Description

Rose Cottage is a charming family home located in the sought-after village of Welton, South Northamptonshire. Thought to have been built in the early Victorian era, the property features traditional painted Flemish bond brickwork under a pitched roof, which is predominantly covered with plain clay tiles. The accommodation is well-planned and includes a spacious open-plan kitchen and dining area, perfect for family gatherings. The cosy living room has a double-sided multi-fuel stove, adding warmth and character to the space. Additionally, the ground floor offers a convenient cloakroom. Upstairs, you will find three bedrooms, including a large dressing room that could easily be converted into a fourth bedroom, and a family bathroom with traditionally styled appliances. Outside, the property is equally inviting. The front garden is planted with well-tended shrubs and plants, enhancing the cottage's curb appeal. The rear garden is tiered and beautifully landscaped, featuring an impressive, raised timber decking area—ideal for entertaining—offering picturesque views of St. Martin's Church. An integral garage provides additional convenience and storage space.



Welton is a charming hilltop village located on the western edge of Northamptonshire, just three miles north of the market town of Daventry, which offers a good range of shops, supermarkets, and leisure facilities.

The Property

Open-Plan Kitchen / Dining Room

The main front entrance from High Street opens into the spacious open-plan kitchen and dining area, which features exposed sandblasted oak beams, recessed lighting, and riven stone flag flooring. The dining area comfortably accommodates a good-sized table and chairs, enjoying ample natural light from a casement window with a charming integral seat. The centrepiece of this room is the 'Wood-Warm' double-sided multi-fuel stove, elegantly set within a fireplace that boasts a cambered brick arch and a stone flag hearth, adding both warmth and character to the space. There is useful under-stairs storage space with lighting and shelving, accessible via a slatted ledged framed and braced door.

The kitchen is thoughtfully designed, featuring a range of Shaker-style base and wall units in a soft sage green, complemented by traditional ironmongery and a large ceramic Butler sink with chrome mixer tap. The kitchen is well-equipped with built-in appliances, including a two-door electric oven, a four-burner induction hob with a brushed chrome extractor hood and light, and a dishwasher. Ample space is provided for a full-height fridge freezer. At the heart of the kitchen is a large central island which serves as both a functional workspace and a social hub, offering pop-up power points and additional storage within the base units. The oak work surface extends to create a convenient breakfast bar, comfortably seating four. Natural lighting is provided by a three-unit casement window on the front elevation, enhancing the kitchen's bright and welcoming atmosphere.

A straight flight of timber stairs, fitted with cut pile carpet, chamfered newel posts, and stained handrails, leads to the first-floor accommodation. At the rear of the kitchen, two quarter winder steps provide access to the lobby, integral garage, and cloakroom.

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The Property

Sitting Room:

The sitting room is the perfect retreat after a long day—a cozy space where you can kick off your shoes and unwind in a warm, inviting atmosphere. The room exudes character with its original chamfered oak ceiling beams and joists, adding a touch of rustic charm. At the heart of the space is a fireplace with a chambered brick arch, housing the double-sided Wood-Warm multi-fuel stove, which provides both warmth and a focal point. The floors are finished with cut pile carpet, and the walls are neutrally decorated. Natural lighting is provided by two casement windows to the front aspect.

Cloakroom:

The ground floor cloakroom is fitted with a ceramic wash hand basin with a chrome mixer tap and a close-coupled WC. The floors are finished with oak-effect timber laminate boards, which extend through from the rear lobby, and natural lighting is provided by a high-level top-hung casement window.

Rear Lobby:

Accessed via a ledged and braced door with a double-glazed top light, the rear lobby also features a part-glazed external door opening to the south rear garden.





The Property

Landing:

The galleried first-floor landing is an expansive and versatile space, finished with engineered oak boards. The part-vaulted ceilings incorporate a large Velux roof light positioned over the stairwell which floods the landing with south-facing natural light. Additional illumination is provided by a two casement windows on the front elevation.

Bedroom One:

Bedroom One is a spacious double bedroom situated at the rear left-hand side of the property. The room is elegantly finished with soft cut pile carpet underfoot and features a part-vaulted ceiling, enhanced by a large Velux roof light that fills the space with natural light. An opening from the bedroom leads directly into a generously sized dressing room area, offering ample space for storage or conversion into an additional bedroom.

Dressing Room:

The dressing room is a versatile space that could easily be converted into a fourth bedroom. It boasts vaulted ceilings that add a sense of height and openness. Floors area finished with cut pile carpet and a small casement window overlooks the rear aspect.

Bedroom Two:

A double bedroom located to the front right-hand side of the property with a feature chimney breast and part-vaulted ceilings. The floors are finished with cut pile carpet, and the walls have decorative motifs. A two-unit casement window to the front elevation provides natural lighting.

Bedroom Three:

Located at the rear right-hand side corner of the property, this single bedroom has a part-vaulted ceiling incorporating a large Velux roof light. The floors are fitted with cut pile carpet, and the walls are neutrally decorated.

Bathroom:

The family bathroom is fitted with a traditionally styled three-piece suite comprising wash hand basin with a chrome mixer tap, set within a two-drawer vanity unit, a close-coupled WC, and a half-round clawfoot bath with chrome pillar taps and electric shower overhead.



Grounds

Front Aspect

Rose Cottage is set slightly back from High Street, framed by a charming cottage-style garden that features lime shingles, and well-tended shrubs, and plants. Two beautifully maintained weeping pussy willows flank the front entrance path, enhancing the picturesque and inviting setting.

Rear Garden

The rear garden offers a delightful, tiered space, thoughtfully designed for both relaxation and entertaining. It includes an artificial lawn, a spacious timber-clad storage shed with double doors and a green roof, and steps leading up to an elevated timber decking area. This area is perfect for seating and comes with glazed balustrades, providing splendid views towards Welton Church. Additionally, there is convenient pedestrian access from the rear garden directly to the integral garage.

Garage

The integral double garage is fitted with a traditionally styled spring-loaded up-and-over aluminium door and is currently used as a hobby room with pine-clad walls and fitted shelving. A pedestrian door provides access to the rear garden, and a double swing cupboard houses the large thermal Megaflo store with an electric immersion heater, and space for a washing machine, and tumble dryer.



Location

Welton is a charming hilltop village located on the western edge of Northamptonshire, just three miles north of the market town of Daventry, which offers a good range of shops, supermarkets, and leisure facilities. The village benefits from a primary school with an Outstanding Ofsted rating (2022), a public house, a church, and a village hall.

The first documentary evidence of Welton appears in the Domesday Book, with the name derived from the fresh springs and wells found in the locality.

With many magnificent countryside walks possible from the doorstep, Welton village also features a little-known but very beautiful and serene section of the Grand Union Canal, which accommodates Welton Haven Marina.

Situated between the A361 Banbury Road and the A5 Watling Street, Welton boasts excellent main road connections, with M1 Junction 18 just under six miles away. For public transportation, Long Buckby village train station is only five miles away and offers direct services to London Euston and Birmingham New Street.

Property Information

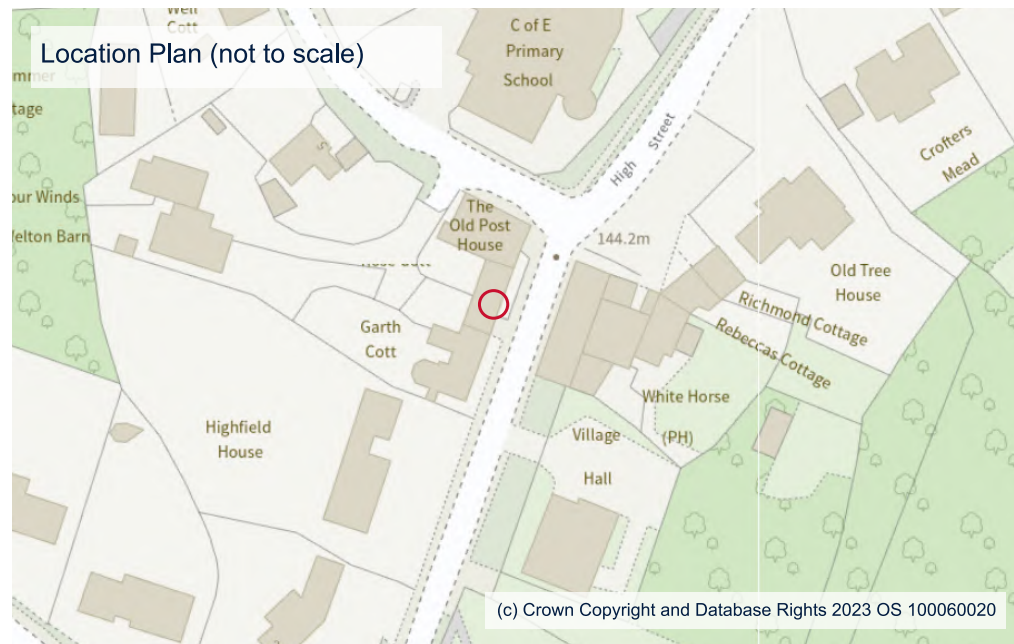
Local Authority: South Northamptonshire Council

Services: Water, Drainage, & Electricity

Council Tax: Band C **EPC:** Rating TBC

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



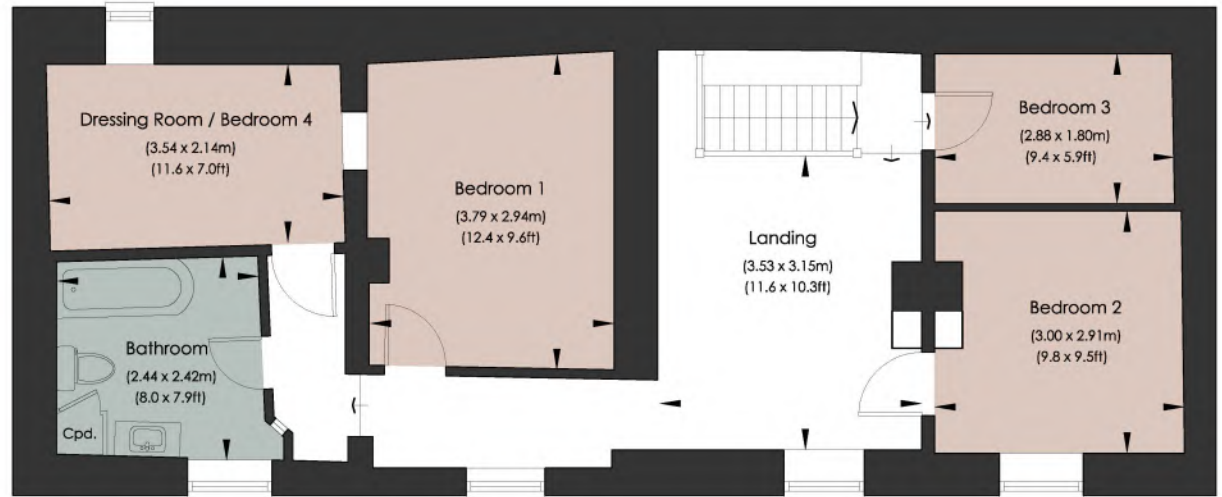
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Approximate GIA (Gross Internal Floor Area) Inc. Garage = 134 sqm (1442 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 65 sqm (700 sqft)



GROUND FLOOR GIA = 69 sqm (742 sqft)





WELTON

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