



Rose Cottage, Lower Green, Stoke By Clare

Guide Price £700,000

LEE WILKINSON

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Rose Cottage, Lower Green, Stoke By Clare

Lee Wilkinson Estate Agents are please to offer for sale this fantastic large three/four bedroom detached family home, in a wonderful setting overlooking the village green, and at the heart of this wonderful community. Stoke By Clare, offers a good range of local amenities including public house, parish church, shop and Post office. The village is also home to the extremely well regarded Stoke college, an independent school for 11-18 year olds. A wider range of facilities are available in the nearby town of Clare, which is just over two miles away.

Rose Cottage is a superb Victorian property, which has been thoughtfully extended more recently, to provide comfortable, modern living, all set in an exceptional position behind the village green. The property also has a fantastic rear garden and off road parking, with detached garage. Residents benefit from a discounted rate for pupils attending Stoke college.

Property Ref; LW0712





Part glazed entrance door into;

Entrance Hall

A great welcoming bright space, with stairs to first floor and understairs cupboard. Wooden flooring and windows to both side aspects. Doors through to;

Kitchen/family room

7.68m max x 4.87m max (25'2" x 15'11")

The kitchen area has a range of modern base units with quartz worksurface over, and stainless steel sink with mixer tap over. Oven with Neff five ring induction hob and matching extractor over. Integral dishwasher, fridge and wine cooler. Walk in pantry cupboard with space for additional fridge/freezer, multiple shelves and small window to the rear aspect. Space for dining table, and window and part glazed door into the rear garden. To the other end of this stunning room is a cosy seating area, with bay window to the front aspect and wood burning stove set on a brick hearth. Wooden floor throughout. Door through to;





Dining Room

4.78m x 3.22m (15'8" x 10'6")

Bay window to front aspect. Space for large family dining table. Wooden floor. Door through to;

Utility Room

2.06m x 3.36m (6'9" x 11'0")

Fitted with a range of wall, full height and base units with complimentary worksurface over and tiled splashback behind. Stainless steel sink and drainer inset with mixer tap over. Space and plumbing for both washing machine and separate dryer. Floor mounted boiler and single eye-level oven. Water softener. Tiled floor. Window and part glazed door into rear garden.

Cloakroom

1.12m x 1.72m (3'8" x 5'7")

W/C and pedestal hand basin. Heated towel rail, tiled floor and walls.



Sitting Room

7.69m max x 3.65m max (25'2" x 11'11")

Bay window to front aspect overlooking the village green. Bi-fold doors onto the rear garden patio area. Modern gas fire set into a stone surround.

1st Floor - Landing

Another lovely bright and airy space, with window to the front aspect. Large walk in airing cupboard, access to loft space and doors through to;

Master Bedroom

3.21m x 4.47m (10'6" x 14'7")

Window to rear aspect with great views over the garden. Door through to;



Dressing Room

1.73m max x 3.8m max (5'8" x 12'5")

Fitted with a range of built in open fronted wardrobes providing both hanging and shelved clothing storage space. Door through to;

Ensuite shower room

1.64m x 3.83m (5'4" x 12'6")

Three piece suite comprising W/C, large walk in shower with thermostatic shower within, and wash basin set into a vanity unit with storage under. Heated towel rail and wall mounted storage cupboards. Tiled floor and part tiled walls. Obscured window to rear aspect.

Study/Nursery/Bedroom 4

2.54m max x 3.41m max (8'4" x 11'2")

This room is currently utilised as a study, however, it would be perfect as a nursery or single bedroom should it be required. Sash style window to front aspect.





Bedroom 2

4.45m max x 3.57m max (14'7" x 11'8")

Extensive range of built in wardrobes and cupboards. Window to front aspect with fantastic views over the village green.

Bedroom 3

4.46m max x 3.32m max (14'7" x 10'10")

With a range of fitted wardrobes. Window to front aspect, again benefitting from great views.

Bathroom

3.2m max x 2.66m max (10'5" x 8'8")

A well proportioned room, and fitted with a four piece suit, comprising a large walk in shower with rainfall shower head, W/C, double ended bath with centre tap and shower attachment over, and wash basin set on vanity unit with storage drawers under. Illuminated wall mirror, heated towel rail and wall mounted storage cupboards. Tiled walls and floor. Obscured window to rear aspect.



Outside

The front of the property is a well maintained flower bed edged in low level brick wall. To the side is a block paved driveway providing off road parking, and in turn leading to the garage. Wooden gate leading through to the remaining garden. The rear garden is an absolute delight, and one of the many highlights of this property. Adjoining the house is a block paved patio, providing plenty of space for entertaining friends and family. The remainder of the garden is mainly laid to lawn with well planted borders brimming with an abundance of flowers, shrubs and bushes. To the rear of the garden is a log store and potting shed with separate smaller patio area. The garden is enclosed by hedging, brick wall and wooden fencing, and offers the owners a good degree of privacy.



Detached garage

6.41m x 3.42m (21'0" x 11'2")

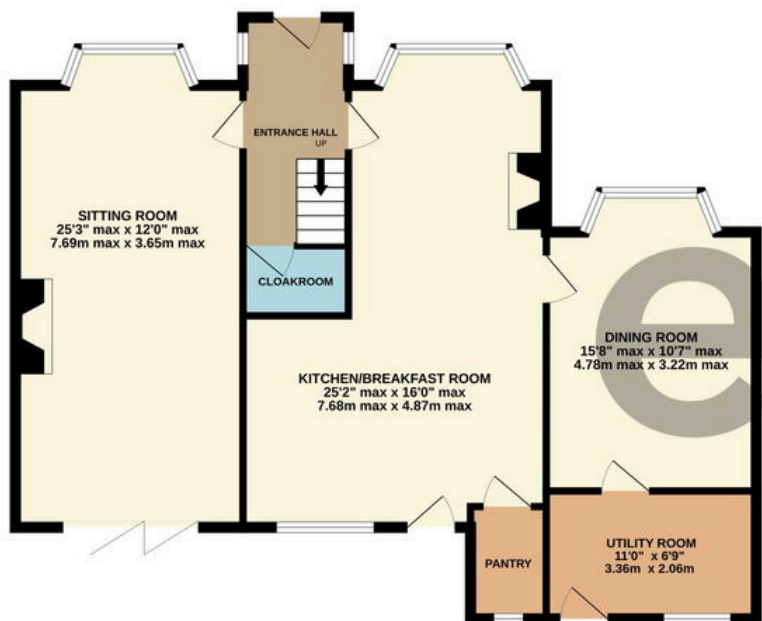
Electric up and over door, power, light and loft storage space. Door through to;

Workshop/Hobby Room/Office

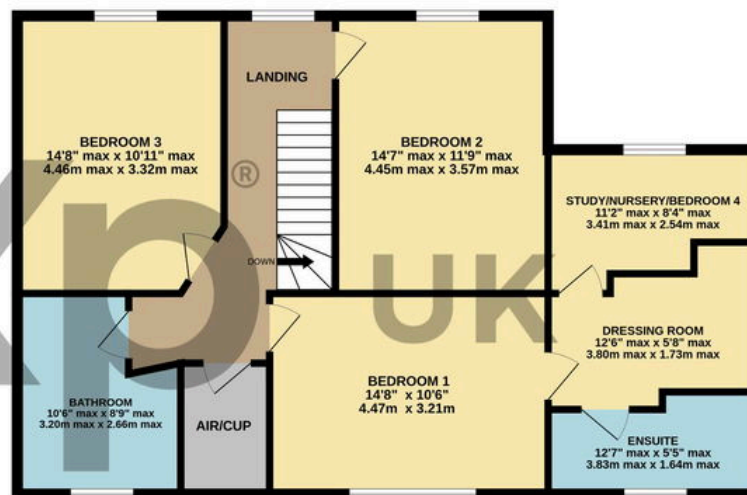
2.87m x 3.27m (9'4" x 10'8")

Windows to both side and rear aspects, providing a good degree of natural light.

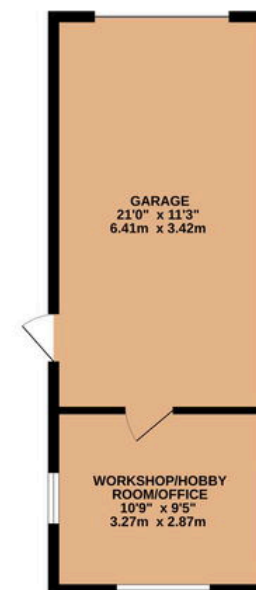
GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



GARAGE
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 sq.m.) approx.

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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