



## Rose Cottage

South Street | Barrow Upon Soar | LE12 8LY

Asking price £399,950



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# Rose Cottage

South Street |

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A quintessential country cottage, situated in a tucked away courtyard setting, yet only a stone's throw from the amenities of this bustling and popular village. The attractive character building boasts a deceptive amount of living space with an abundance of original features such as exposed beams and open fireplaces. There is a driveway for two vehicles and a pretty rear garden. The accommodation comprises two large reception rooms, kitchen and rear hallway leading to a ground floor shower room. To the first floor there are four generous sized bedrooms and a bathroom. An internal viewing is recommended to truly appreciate the space and flexibility on offer.

Detached Character Cottage	Constructed Circa 1835
Granite Stone and Brick Facade	Courtyard Setting
Tucked Away Position	Driveway for Two Vehicles
Four Bedrooms	Two Bathrooms
Two Reception Rooms	Enclosed Cottage Garden

## Entrance

A solid timber front door with wrought iron fixtures and window panel gives access beneath canopy porch directly into the Dining Room.

## Dining Room

A spacious room with feature exposed beams and open fireplace with adjacent fireside seat upon brick plinth. There is a window the front overlooking the garden and quality LVT flooring runs through this area. A doorway gives access to the Kitchen.





"A  
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### Lounge

Open plan to the Dining Room, this spacious yet cosy Lounge has a feature open fireplace and two windows to the front. There are feature exposed beams and a door giving access to the Rear Hallway.

### Kitchen

Featuring a range of wall and base mounted units, with display cabinets, plate racks and sink unit, built in electric oven, hob and extractor. There is space for appliances and a door gives access directly to the driveway at the side.

### Rear Hallway

A spacious area giving way to the staircase and also the ground floor Shower Room.

### Shower Room

Benefitting from a modern three piece suite comprising low level push button flush W/c, wash hand basin and shower cubicle. There are two windows and tiled splashbacks along with heated towel rail.

### First Floor Landing

With characterful window above the stairwell, and providing access to -

### Bedroom 1

A spacious double bedroom with window overlooking the garden.

### Bedroom 2

Featuring ample space for bed and furniture and having a windows to two sides.

### Bedroom 3

A spacious double bedroom with laminate flooring and a window to the side.

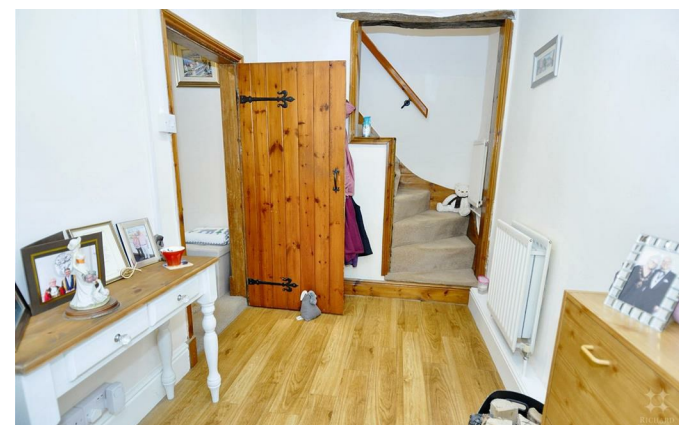
### Bedroom 4

Currently used as a home study and offering laminate flooring and ample space for bed and bedroom furniture.

### Bathroom

Fitted with a modern white suite comprising low level push button flush W/c, wash hand basin and a bath with electric shower over. There is an extractor fan and aquaboard style splashbacks.







### Outside

The property is set in a tucked away position from South Street, where access is through the archway entrance of Atterbury Close and into a block paved courtyard. The property is set at the far end and offers driveway parking for two vehicles at the right hand side of the building. The rear garden is particularly attractive with a vast array of plants and shrubs, along with patio areas and timber shed. There is also a bin store area to the side of the property and there is a great deal of privacy as the property is not overlooked from the rear railway embankment.

### The Area

The property is set within a short walk to the village centre, with its vast array of shops, pharmacy, doctors, dentist and mini supermarkets. The train station provides links to Leicester and Loughborough, whilst the excellent road network of the A6 and A606 gives ease of access to the county.

### Extra Information

To check the Internet and Mobile coverage you can use the following link:

[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

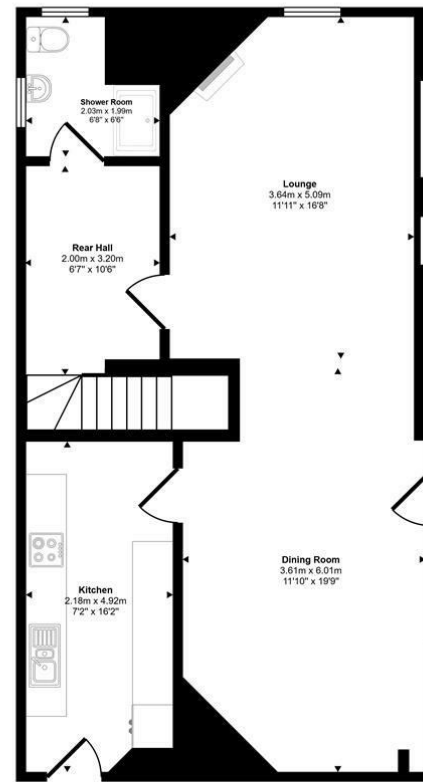


*"Set only a stone's throw from the village centre"*

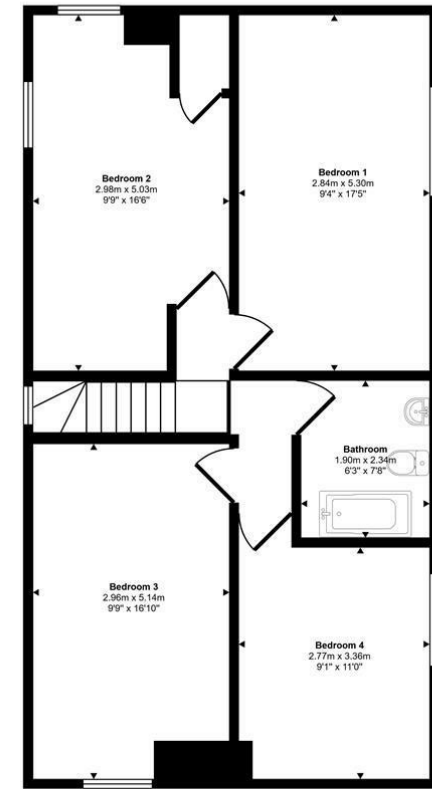




Approx Gross Internal Area  
132 sq m / 1426 sq ft

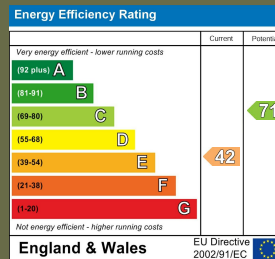


Ground Floor  
Approx 66 sq m / 712 sq ft



First Floor  
Approx 66 sq m / 715 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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