



Rose Cottage 2-4 Blacksmith Lane,
Whittington WS14 9LP

Downes & Daughters
ESTATE AGENCY

Rose Cottage 2-4 Blacksmith Lane, Whittington WS14 9LP Guide price £525,000

Where do we begin to start describing this incredible cottage home with a selection of outbuildings at the very heart of this popular Staffordshire village. An impressive five bedroom family home has been created by joining two original cottages and then including rear garaging and driveway parking and a second garage which has been converted in to a detached games room/office with open loft above. Viewing really is essential to understand the extent of the accommodation on offer and its wonderfully flexible layout and secluded position. The joining of two of the most attractive cottages in the village and inclusion of a number of outbuildings has created over 1,884 square feet of the most flexible accommodation imaginable, with the added benefit of a wonderfully private, enclosed rear garden. Retaining many of its original features and sympathetically renovated by the current owners, the internal accommodation now comprises: Sitting room with quarry tiled floor and log burner opening in to a formal dining area, principal living room also with quarry tiled floor and log burner and an elegant staircase leading to the first floor. A spacious breakfast kitchen has a useful pantry and stable door opening to the rear garden and an inner hallway leads to the utility and boot room and a second staircase to the first floor. The first floor is equally impressive with five bedrooms and two bathrooms all radiating from a central landing. More treats lie outside with one of the detached garages being converted in to a large games room and office with a useful open loft area, a second garage accessed from the shared rear driveway also has a converted office space/studio to the rear and the pretty rear garden has a selection of brick storage buildings, patio seating areas, neat lawns and attractive borders. There is also gated access to the side and rear of the building.

Viewing is essential to fully appreciate the unique nature of this impossibly attractive home.

GROUND FLOOR

Sitting Room With Log Burner & Fitted Shelves Opening In To... • Dining Room • Principal Living Room With Fitted Shelves, Log Burner & Stairs To First Floor • Breakfast Kitchen With Pantry & Door To Rear Garden • Inner Hallway With Second Staircase To First Floor • Utility/Boot Room With Door To Rear Garden

FIRST FLOOR

Landing With Attractive Window Seat • Bedroom One • Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Bedroom Five/Study • Family Bathroom

OUTSIDE

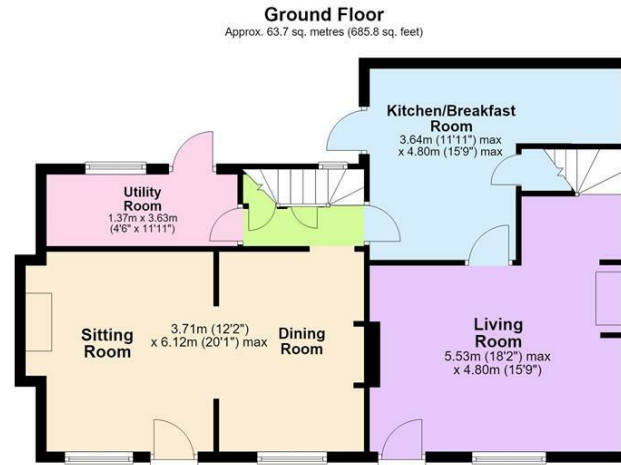
Large Detached Garage Conversion Used As Games Room • Garage With Rear Office Conversion • Brick Garden Stores • Rear Driveway Parking • Attractive Enclosed Rear Garden With Wonderful Levels Of Privacy • Neat Lawn • Patio Seating Areas • Established Borders • Gated Access To Side & Rear

FURTHER INFORMATION

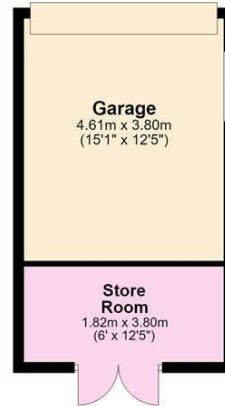
Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating C • Gas Central Heating • All Mains Services • No Onward Chain • King Edward's Catchment



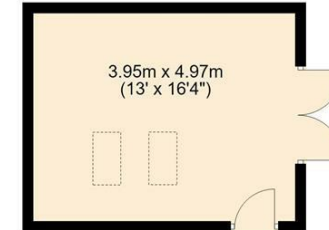




Garage & Store
Approx. 24.8 sq. metres (266.7 sq. feet)



Garden Studio/Office
Approx. 19.6 sq. metres (211.4 sq. feet)



Total area: approx. 175.0 sq. metres (1884.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		EU Directive 2002/91/EC
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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