





WELCOME TO YOUR NEW HOME

There are some homes that simply offer more than bricks and mortar. They offer a feeling. Rose Cottage is one of those rare properties where every decision has already been made, every detail carefully considered and every space designed to make everyday life feel just that little bit more indulgent. Set proudly along main street in the historic hamlet of Thorpe,

this beautifully extended and comprehensively refurbished cottage effortlessly balances timeless village character with contemporary luxury. Traditional proportions sit comfortably alongside light-filled open-plan living, while thoughtful design ensures the home works just as beautifully for quiet evenings as it does for entertaining family and friends.





A GLIMPSE OF WHAT AWAITS

From the moment the gravel driveway comes into view, there is an immediate sense that this is somewhere special. Mature planting softens the approach, while the cottage itself enjoys a welcoming presence that hints at the quality waiting beyond the front door.

Inside, Rose Cottage reveals itself room by room. Warm, elegant interiors, beautifully connected living spaces and carefully framed views towards the garden combine to create a home that feels both sophisticated and wonderfully relaxed.





A LIGHT-FILLED ENTRANCE

Stepping through the front door, the feeling established outside continues immediately. Framed by glazed panels on either side, the entrance is filled with natural light, creating an inviting first impression that sets the tone for the home beyond.

Underfoot, luxury tiled flooring flows throughout the hall, combining timeless style with everyday practicality, while the staircase rises gracefully to the first floor, naturally drawing the eye through the home.



Thoughtful touches ensure the space is as functional as it is welcoming. A contemporary ground floor WC is conveniently positioned for guests, while a generous understairs cupboard provides invaluable storage for coats, shoes and the essentials of everyday life, allowing the entrance to remain calm and effortlessly uncluttered.

From here, the accommodation unfolds beautifully. To one side, the sitting room offers a peaceful retreat, while opposite, the heart of the home awaits, where open-plan living has been designed around gathering, entertaining and making the most of every day.





PERFECT FOR SLOW AFTERNOONS & COSY EVENINGS

Positioned to the left of the entrance hall, the sitting room offers an immediate sense of warmth and comfort. While the rest of the home has been thoughtfully designed for entertaining and bringing people together, this is a room that encourages you to slow the pace and simply unwind. Original ceiling beams

pay tribute to the cottage's heritage, introducing character and texture that sit effortlessly alongside the contemporary media wall. The result is a space that feels timeless rather than traditional, combining period charm with the comforts of modern living.





RELAXED LIVING FROM DAY TO NIGHT

Soft carpeting underfoot enhances the cosy atmosphere, making this a room you'll naturally gravitate towards as the evenings draw in. Whether it's settling in for a favourite film, enjoying quiet conversation with family or simply escaping with a good book, the room adapts beautifully to every occasion.

South-facing windows bathe the room in natural light throughout the day, creating a bright and uplifting space that changes beautifully with the seasons. As the afternoon sun streams through the windows, the room takes on an altogether different character, becoming an inviting place to pause, relax and enjoy the quieter moments of everyday life.





HEART OF THE HOME

If there is one space that truly defines the way Rose Cottage lives, it is here. Beautifully extended and thoughtfully designed, the open-plan kitchen, dining and snug has been created around modern living, where cooking, entertaining and everyday family life blend effortlessly together. Underfloor heating brings

a gentle warmth throughout, while natural light pours in from every direction. A striking roof lantern draws daylight into the heart of the home, with expansive bi-fold doors framing the garden beyond and connecting inside and out throughout the warmer months.





GATHER AROUND THE ISLAND

At its centre, a generous quartz-topped island with inset sink and feature pendant lighting provides ample workspace while creating a natural gathering place for morning coffee or drinks while dinner is prepared. Quartz worktops continue throughout, complemented by integrated NEFF ovens, a dishwasher, and a plumbed American-style fridge freezer.





ROOM FOR EVERY OCCASION

The large dining area comfortably accommodates a substantial table, creating a generous setting for everything from relaxed family meals and Sunday lunches to larger celebrations with friends. Beyond, the snug offers a more intimate place to settle in afterwards, allowing conversation to continue long after dinner has been served.





OPEN PLAN LIVING FOR ENTERTAINING

Open the bi-fold doors and the terrace becomes a natural extension of the living space, allowing entertaining to spill effortlessly outdoors. It is this seamless connection between house and garden that makes the room feel so special. Far

more than simply somewhere to cook, this is a space designed around the moments that matter most, where everyday routines become rituals and family and friends instinctively come together.





FOR MUDDY BOOTS & BUSY DAYS

Positioned just off the kitchen, the utility and boot room bring valuable practicality to everyday life, with plumbing for a washing machine and tumble dryer alongside storage for coats, shoes and household essentials.

A generous walk-in pantry sits directly off the kitchen, offering ample storage to keep everyday essentials neatly organised and within easy reach. A side entrance leads out to the garden, while a separate plant room discreetly accommodates the home's mechanical services.





VENTURE UPSTAIRS

The staircase rises to a light-filled first floor, where four appointed bedrooms and three luxurious bathrooms continue the home's considered finish. Immediately to the right, a versatile additional room provides space for a home office, studio, hobby room or generous storage.

Bedrooms three and four are almost identical in proportion, ensuring each feels equally considered. South-facing cottage windows fill both rooms with natural light and frame attractive garden views, creating bedrooms for children, guests or family.



THE FAMILY BATHROOM

The family bathroom is finished to the same considered standard found throughout Rose Cottage. A full-sized bath provides plenty of space to unwind at the end of the day, while a separate shower ensures the room works equally well during busier mornings. Underfloor heating introduces welcome warmth beneath your feet, adding another layer of comfort to this beautifully appointed space.



DESIGNED TO UNWIND

Natural light streams through the south-facing window throughout the day, creating a bright and uplifting atmosphere while complementing the room's refined finish. Generous proportions allow each element to sit comfortably within the space, giving the bathroom an open and uncluttered feel. Thoughtfully designed for both relaxation and everyday routines, it continues the quality established across the first floor and sits comfortably alongside the home's principal en-suites.



SPACE TO RETREAT

The second bedroom offers generous king-sized proportions, creating a spacious and welcoming retreat for visiting family, older children or overnight guests.

Twin Velux windows draw natural light into the room throughout the day, enhancing its bright and comfortable feel. A beautifully appointed en-suite provides valuable independence, complete with a walk-in shower, wash basin, WC and underfloor heating, continuing the same considered quality and attention to detail found throughout Rose Cottage.



A PRINCIPAL SUITE
FILLED WITH LIGHT

The principal suite has been created as a genuine sanctuary, somewhere entirely separate from the rhythm of the rest of the home. The generous bedroom enjoys a wonderfully peaceful atmosphere, while south-facing French doors opening onto

a Juliet balcony invite the morning sunshine inside. Begin the day by opening the doors to fresh country air, or simply enjoy peaceful views across the mature gardens as the seasons gently change.





A LIGHT-FILLED ENTRANCE

Rather than simply providing wardrobes, the suite incorporates a dedicated dressing area, ready to become a bespoke dressing room tailored to your needs. The luxurious en-suite continues the boutique hotel feel, with underfloor heating, a generous walk-in shower, contemporary fittings and natural light from a Velux window above. Balancing elegance with practicality, this is a suite designed not simply for sleeping, but for escaping.





OUTDOOR LIVING

Step outside and Rose Cottage reveals beautifully established gardens, where mature borders bring colour, texture and seasonal interest throughout the year. Opening directly from the kitchen, an Indian stone patio creates a natural setting for al fresco dining, summer barbecues or morning coffee, with the bi-fold doors connecting the garden seamlessly with the open-plan living space.

Indian stone pathways continue around the front and sides of the cottage, linking each outdoor area and making the gardens easy to enjoy. Private and mature, the grounds provide a wonderful extension of the home, whether entertaining, gardening or simply enjoying the changing seasons. An independently accessed attached garage completes the setting, providing secure parking alongside useful storage or workshop potential.



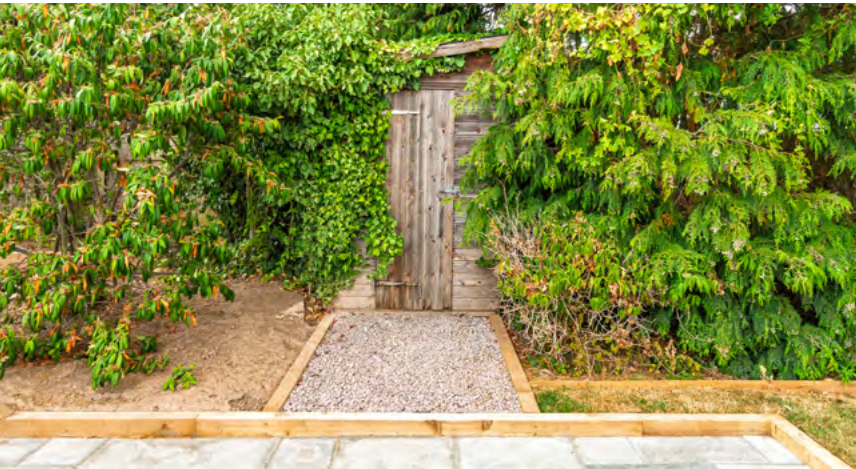
VILLAGE LIFE, BEAUTIFULLY
CONNECTED

Thorpe offers the appeal of peaceful village living surrounded by Nottinghamshire countryside, without feeling removed from everyday conveniences. Public footpaths and quiet country lanes begin close to home, making walking and cycling an easy part of daily life, while Newark is just a short drive away with its independent shops, cafés, restaurants, supermarkets, highly regarded schools and leisure facilities.

Connections are equally convenient, with the A1 and A46 within easy reach and Newark North Gate providing regular high-speed rail services to London King's Cross. It is a setting that balances a gentler pace of village life with the accessibility needed for commuting and everyday travel.

Rose Cottage itself is ready for its next chapter. Thoughtfully extended and comprehensively refurbished, the hard work has already been completed, with each space designed to balance character, contemporary comfort and everyday practicality.

From gathering around the kitchen island and opening the bi-fold doors for long summer evenings in the garden, to retreating to the peaceful principal suite at the end of the day, Rose Cottage is a home designed to be enjoyed from the moment you arrive.



FLOOR
PLAN

Approximate Gross Internal Area = 230 sq m / 2475 sq ft
(Including Garage). Illustration for identification purposes
only. Measurements are approximate. Not to scale.



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Presented By

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