



Occupying a wonderfully unique position, reached along a mature, tree-lined driveway within a 25 acre country park, this charming two-bedroom semi-detached cottage offers a rare opportunity to enjoy a relaxed country lifestyle in a truly distinctive setting. Ideally positioned for the nearby coastline only 4 miles away, the property also benefits from a lovely rural outlook and access by separate arrangement, from access to fishing lakes and delightful rural walks across the surrounding parkland.

Rose Cottage and its adjoining neighbours, Lilac and Pine Cottage, form part of an exceptional collection of two- and three-bedroom barn conversions, sympathetically renovated from 19th-century barns by the current owners – who also happen to be well-respected local developers. Combining the charm and character of their heritage with an impressive contemporary finish, the cottages have been completed to an exceptionally high standard, featuring solid oak flooring, fully integrated kitchens with solid marble worktops, inviting wood-burning stoves and beautifully appointed shower rooms. Two generous double bedrooms, vaulted ceilings with exposed beams, traditional latch doors and a wealth of characterful detailing further enhance their appeal.

Set within a well-established and private environment, the cottage enjoys country views and the added benefit of a particularly generous garden divided into two areas, together with two allocated parking spaces within a large gravel driveway shared with the neighbouring cottages.

Offering a wonderful blend of rural tranquillity, timeless character and quality craftsmanship, this is a genuinely special home in a unique setting that is increasingly difficult to find.







Open Plan Living Kitchen – 7.62m x 5.06m (25'0" x 16'7") Bi-folding doors to the front aspect and French doors to the side provide access to this inviting and sociable space, featuring solid oak flooring, exposed ceiling beams, LED spotlights and two radiators. A cast-iron wood-burning stove creates a charming focal point, with ample space for dining and relaxing. The kitchen is fitted with an attractive range of pale grey Shaker-style drawers and cupboards at base and eye level, complemented by solid marble work surfaces and a ceramic Belfast-style sink with mixer tap. Integrated appliances include a fridge, freezer, electric hob, double oven, extractor fan and dishwasher. A traditional latch door gives access to the under-stairs storage cupboard beneath a staircase rising to the first-floor accommodation.

Cloakroom Accessed via a traditional latch door and fitted with a low-level WC and wash basin with storage beneath, together with a window to the rear aspect.

Bedroom One – 5.06m x 3.10m (16'7" x 10'2") A generous double bedroom featuring a double-glazed window to the front aspect, solid oak floorboards and exposed character beams to the vaulted ceiling, together with two radiators and a range of wall light points.

Bedroom Two – 5.06m x 2.73m (16'7" x 8'11") A further double bedroom having a double-glazed Velux-style window to the rear aspect, solid oak flooring, exposed ceiling beams and attractive wall panelling, together with a radiator and wall light points.

Shower Room A beautifully appointed modern shower room with a double-glazed window to the side aspect, tiled flooring and partially tiled walls. A solid marble vanity surface incorporates a wash basin with drawers and cupboards beneath, complemented by a low-flush WC with concealed cistern. A generous walk-in shower with a fixed rainfall shower fitting and separate mixer controls completes the room.

Setting

To the front of the cottage is a small enclosed courtyard, with the generous garden extending to both side and rear. Enclosed by established hedging, walling and fencing, the garden is predominantly laid to lawn with a patio area for outdoor furniture and provides a pleasant, private outdoor setting. A timber hand gate opens into a second substantial lawned garden area, fully enclosed and having established hedging along the rear boundary. This additional space offers excellent potential for the construction of a greenhouse, garden studio or similar, subject to any necessary permissions.

Country Park & Parking

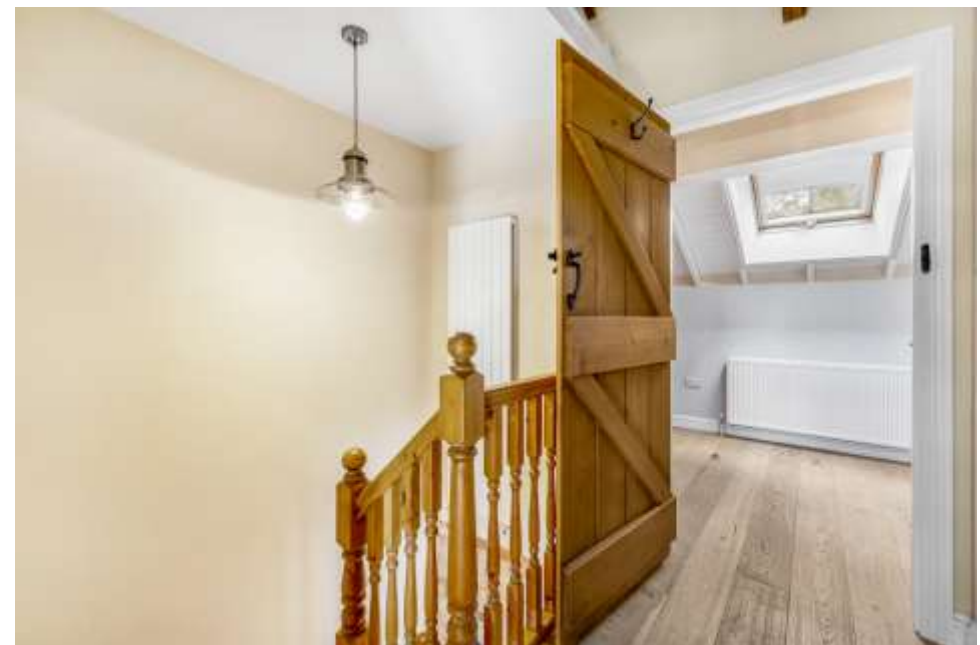
The cottages and barn conversions within this coastal country park form part of an impressive holiday lettings portfolio. The Rose, Lilac and Pine along with the main Farmhouse, will be changed from business use to residential as sales are agreed, unless of course they are purchased as holiday cottages.

Approached via an impressive, illuminated tree-lined driveway that creates a wonderful sense of arrival, viewers turn left into a substantial gravelled driveway in front of the cottages which provides two allocated parking spaces for each property, together with visitor parking.

Services & Additional Information

- The property benefits from gas-fired central heating.
- Drainage is via a private shared septic tank serving the three cottages, with each cottage owner required to contribute towards emptying and ongoing maintenance.
- The Energy Performance Certificate rating and Council Tax band are to be confirmed.
- Freehold
- Buyers will have a right of access over the driveway, with the ownership and all maintenance of the driveway retained by the seller.



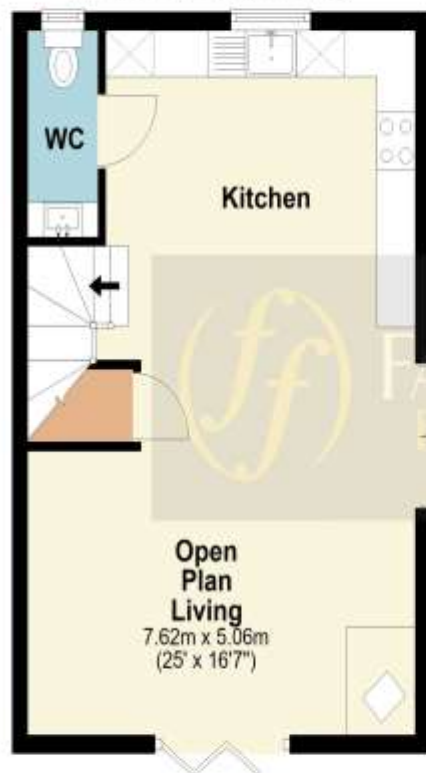






Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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