



Rose Cottage Cobble Lane Eastrington DN14 7QD

£285,000

FREEHOLD

'Rose Cottage' is situated on Cobble Lane within the popular village of Eastrington, standing proudly next to the picturesque Eastrington Church, providing a serene backdrop for your new home., This detached property was extended in the 60's with the original part of the property dating back to the early 1900's.

The property currently comprises, kitchen/breakfast room, spacious hallway, lounge/dining room, landing, two double bedrooms and a bathroom, however offers excellent scope and potential.

Outside, the property is complemented by a driveway and well-maintained gardens, providing both convenience and a lovely outdoor space to enjoy, whilst enjoying the views of the church from all angles. Together with an outside w.c. and store. The quiet lane ensures a tranquil atmosphere, perfect for those looking for a quieter way of life. An early inspection is highly recommended.

EPC: D



- Period detached cottage
- Quiet lane position overlooking Eastrington Church
- Popular rural village
- Two double bedrooms

Entrance Hall

Stairway leading to the first floor. Exposed ceiling beams. Under stairs storage cupboard. One central heating radiator.

Lounge/Dining Room

Two large picture windows overlooking the garden and letting in plenty of light. Stripped timber floorboards. Brick fire surround with tiled hearth and timber mantle housing an electric fire. Two central heating radiators.

Kitchen/Breakfast Room

Range of fitted base and wall units finished in blue and having timber effect worktops and tiled work surrounds. Plumbing for a washing machine and dishwasher. Stainless steel extractor hood. Ceramic tiled floor. Inset ceiling lights. Two central heating radiators. Side door access.

Landing

Access to the loft space.

Bedroom One

To the rear elevation. Two central heating radiators.

Bedroom Two

To the rear elevation. One central heating radiator.

Bathroom

White suite comprising a fully tiled walk in shower with mains shower, bath with tiled surround and a pedestal wash hand basin. Fully tiled walls and floor. Airing cupboard. One central heating radiator. Inset ceiling lights. Access to the loft space.

W.C.

White low flush w.c. and one central heating radiator.

OUTSIDE

Store

Containing the pressurised water tank.

W.C.

White low flush w.c. and wash hand basin. Fully tiled walls, ceramic tiled floor and inset ceiling lights.

Gardens

To the front of the property double timber gates give access to a block paved driveway and parking area, which leads through to the rear garden. There is also a covered seating area and well stocked shrub borders.

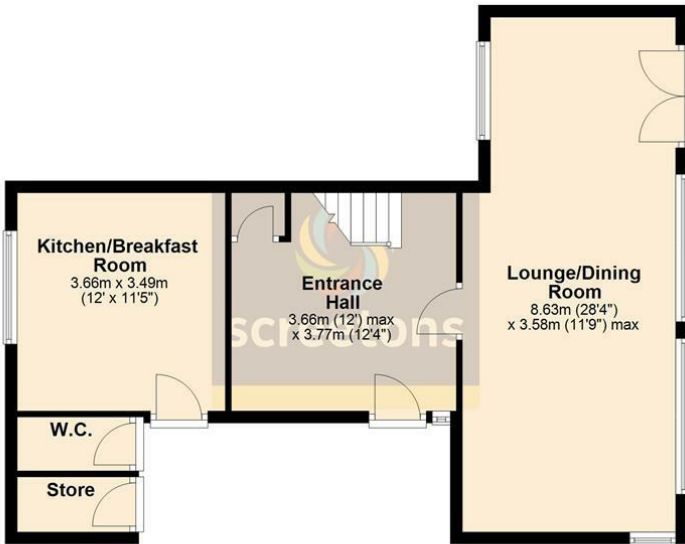
To the rear of the property there is a fully enclosed lawned garden with mature holly tree and a paved patio area.



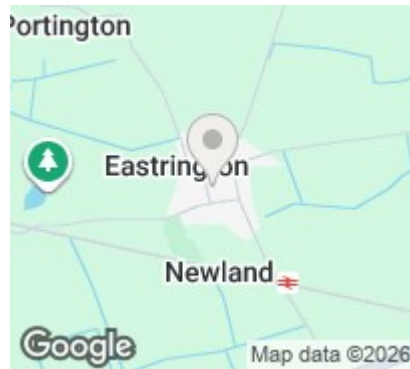
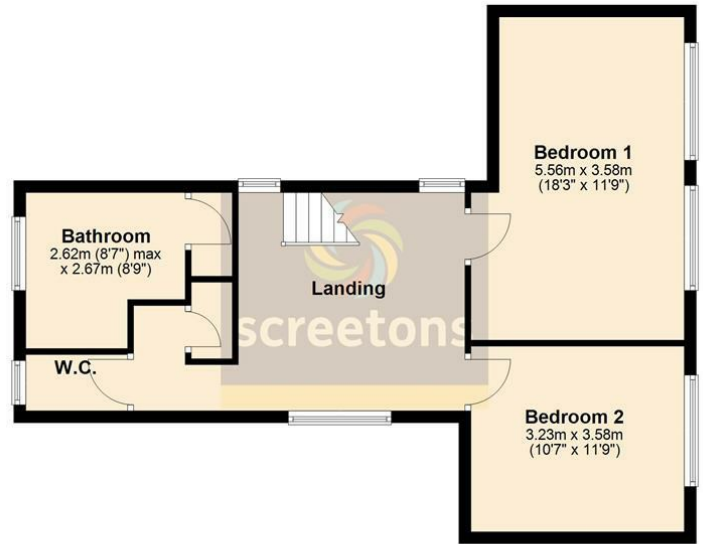
- Air source heat pump • Block paved driveway • Outside store and W.C. • Gardens • No onward chain • Excellent scope and potential. APPROX 1220 SQ FT.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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