

BRENNAN

BESPOKE

GUIDE PRICE

£475,000

Rose Cottage

Kettering Road, Rothwell, NN14 6AF

Rose Cottage is a beautifully presented 1850s double bay fronted stone built detached home, set on an impressive quarter of an acre plot and offering a rare blend of character, space and flexibility, with three generous double bedrooms, multiple reception rooms and a standout rear garden that is far larger than you would expect for a property of this style. The home is entered via a central hallway which sets the tone immediately, linking the main ground floor rooms and giving the layout a lovely sense of balance. To the front are two matching reception rooms, each with a bay window and feature fireplace, providing versatile space for a sitting room, snug, playroom or home office depending on how you live. To the rear, a spacious dining room creates a fantastic setting for family meals and entertaining, complete with a wood burner for cosy evenings, while the kitchen is stylish and practical with a range of fitted units, tiled splashbacks, a five ring hob and integrated dishwasher. A separate utility room adds everyday convenience with space for further appliances and also leads to a useful recently refurbished ground floor shower room. Upstairs, the first floor offers three larger than average double bedrooms and a newly fitted family bathroom, creating comfortable accommodation for families and those needing additional space for guests or working from home. Outside, the rear garden is the real highlight, extending to over 170ft and laid mainly to lawn, offering a private, peaceful setting with huge potential for further landscaping, outbuildings or even future development subject to the necessary permissions. Importantly, the garden also benefits from vehicle access to the rear, with two access points via Hobbs Hill and Clipstone Court, making it ideal for those needing additional parking, secure storage or practical access for future projects. To the front, the cottage is framed by a well stocked garden with flowers, shrubs and bushes

3



2



3





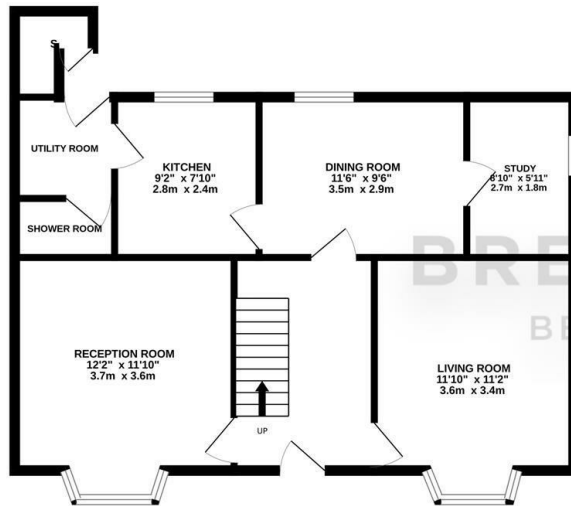
OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

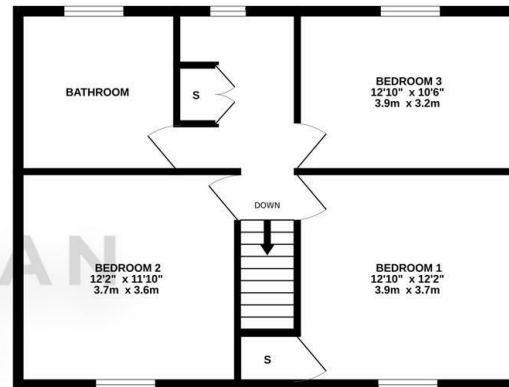
OFFICE DETAILS

01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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		
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