



Rose Cottage, Pipewell, Kettering **Freehold** £300,000

**Pattison
Lane**

Key Features



- Grade II Listed Character Home
- Two Spacious Bedrooms with Master En Suite
- Off Road Parking to the Rear
- Utility Room
- Located in a Quiet, Exclusive Village with Immediate Access To Country Walks

Properties in the sought-after hamlet of Pipewell are a rare find, and this Grade II listed cottage is truly exceptional. Offering a quintessential "escape to the country."

The home is surrounded by picturesque rolling hills and scenic bridleways, providing a lifestyle of tranquillity and natural beauty.

The current owner has meticulously enhanced the property, seamlessly blending period charm with high-end contemporary finishes. At the heart of the home is a bespoke modern kitchen, featuring striking natural stone work surfaces and premium appliances.



The ground floor offers a spacious and versatile layout, including two generous reception rooms with original features, a dedicated breakfast area, a practical utility room, and a well-appointed family bathroom.

To the first floor, the property hosts two well-proportioned double bedrooms. The principal suite is a standout feature, boasting a stylish, contemporary en-suite shower room and integrated wardrobe storage.

Outside & Gardens

The exterior is as captivating as the interior. The front of the cottage features a beautifully landscaped, stone-walled garden, complete with two distinct seating areas designed to capture the breathtaking countryside vistas. To the rear, the property provides the rare benefit of off-road parking and a private courtyard.

Key Features:

- Grade II Listed Character: Beautifully preserved architectural details with modern upgrades.
- Gourmet Kitchen: High-specification cabinetry paired with impressive stone worktops.
- Expansive Living Space: Two large reception rooms including a lounge with a cozy wood-burning stove.
- Refined Master Suite: Featuring a sleek, newly renovated en-suite and built-in wardrobes.
- Outdoor Living: Landscaped front garden with panoramic views and a private rear courtyard.
- Prime Location: Located in a quiet, exclusive village with immediate access to country walks.



GROUND FLOOR



1ST FLOOR



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The accommodation comprises:

ENTRANCE HALL

LOUNGE 11'11 x 13'6 (3.63m x 4.11m)

DINING ROOM 14'7 x 9'1 (4.44m x 2.76m)

KITCHEN / BREAKFAST ROOM 10'5 max x 9'4 plus recess (3.17m x 2.84m)

UTILITY ROOM 5'7 x 6'10 (1.70m x 2.08m)

DOWNSTAIRS BATHROOM 5'5 x 6'7 (1.65m x 2m)

FIRST FLOOR LANDING

BEDROOM ONE 10'5 x 9'6 (3.17m x 2.89m)

EN SUITE

BEDROOM TWO 11'9 plus recess x 10'9 (3.28m x 3.27m)

OUTSIDE

FRONT GARDEN

REAR COURTYARD

OFF ROAD PARKING

To view this property call Pattison Lane on:
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