



1 Rose Cottage
Kettering, NN14 1QZ



Simpson West

Tucked away within the small rural setting of Pipewell, this Grade II listed cottage offers a well balanced combination of historic character and modern day practicality, set against a backdrop of open countryside and established walking routes. The property has been carefully updated in recent years, with particular attention given to preserving its original features while introducing high quality finishes, most notably within the kitchen, where bespoke cabinetry is complemented by natural stone work surfaces and integrated appliances.

The ground floor is arranged to provide both flexibility and comfort, comprising two generously sized reception rooms that retain period detailing, including a feature fireplace with a wood burning stove, creating a warm and inviting living space. In addition, there is a defined breakfast area, a separate utility room offering useful storage and laundry facilities, and a well appointed family bathroom.

Upstairs, the accommodation continues with two double bedrooms, both of good proportions. The principal bedroom benefits from fitted wardrobe storage and a contemporary ensuite shower room, finished to a clean and modern standard.

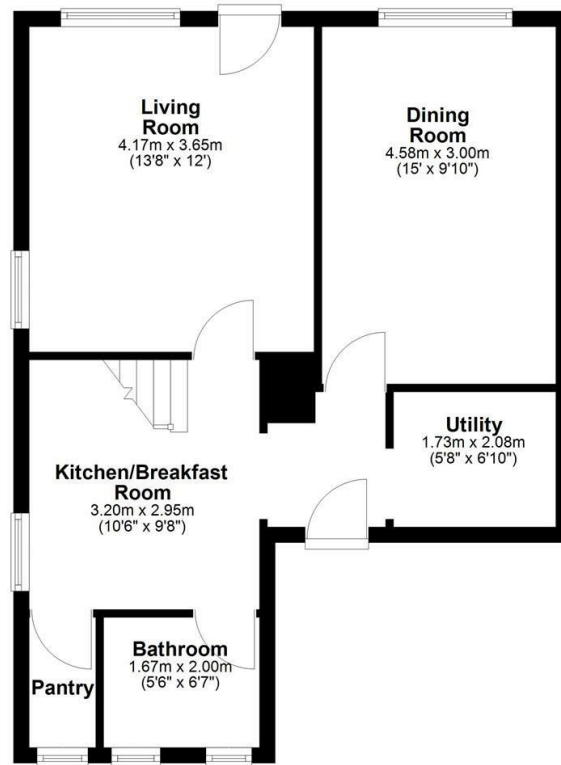
Externally, the property enjoys thoughtfully arranged outdoor space. To the front, a stone walled garden has been landscaped to create two distinct seating areas, a large lawned area and mature shrubbery, all positioned to take full advantage of the far reaching countryside views. These views need to be seen to be fully appreciated. To the rear, a private courtyard provides a more enclosed outdoor area, along with the added convenience of off road parking, an increasingly uncommon feature for properties of this type and age.

EPC Rating - Exempt. Council tax band - C

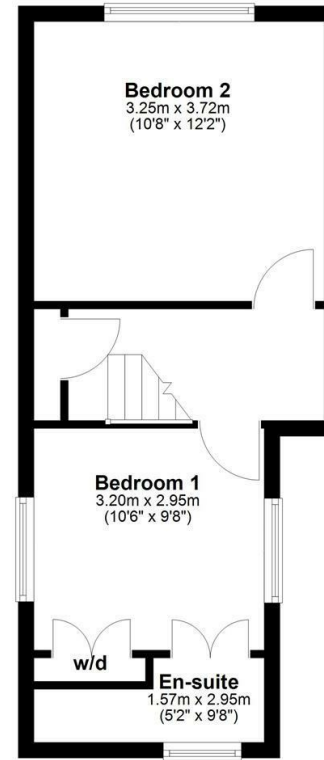
£300,000



Ground Floor



First Floor



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



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