



2 Rosebank Cottages, Roston Ashbourne DE6 2EH

welcome to

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A fabulous and spacious three bedroom cottage within a beautiful village location is excitedly brought to the market. Boasting beautifully stocked boarders and well kept gardens and interior continuing to impress, with thoughtfully decorated dining kitchen, lounge, utility and downstairs cloakroom.



Dining Kitchen

17' 1" Max x 16' 2" (5.21m Max x 4.93m)

Entering the property via a stunning wooden porch, leading through to a partly glazed stable style wooden door and into the heart of the home, a delightful country style dining kitchen that blends rustic charm with functionality.

The spacious kitchen is full of character, featuring exposed wooden beams and slate tiled flooring. A wooden framed window to the front allows natural light to pour in and offers views over the well kept beautiful gardens. A standout feature is the Range Master cooker with induction hob, set within an exposed brick surround and wooden lintel over. The charming wooden kitchen units include a combination of base and wall cupboards, integrated plate racks, drawers and a classic butler sink which are all in keeping with the property's rustic aesthetic. A central island with granite worktop provides additional preparation space, storage as well as a wine rack adding to the practicality of the kitchen. The oak staircase to the first floor is also located within the room, adding a sense of flow and continuity to the layout. From the kitchen, there is direct access to the lounge, study and a useful utility.

Lounge

14' 5" x 16' 2" (4.39m x 4.93m)

The lounge continues the home's warm and welcoming feel, offering a radiator, beautifully exposed wooden beams and practical tile flooring, perfectly in keeping with the style of the property. A log burner creates a cosy and inviting atmosphere, ideal for relaxing evenings. The room also provides access to the lobby and the study.

Study

8' 5" x 5' 4" (2.57m x 1.63m)

A stylish study featuring a full wall of floor-to-ceiling storage, complemented by a warm oak floor. The space includes an inbuilt oak desk and matching shelving, creating a sleek, cohesive workspace ideal for productivity.

Utility

5' 2" x 6' 11" (1.57m x 2.11m)

From the kitchen, there are two steps up to the useful utility room where an L shaped run of base units and a wall cupboard offers additional storage alongside plumbing for washing machine. The sleek integrated sink with mixer taps sits beneath a window framing a garden currently in full bloom. Finished with stylish slate floor tiles and tasteful ceramic splashbacks to complete the look.

Cloakroom

The room provides a WC, sink with mixer tap and continues with the same stylish slate tile flooring and splashback as the utility room.

Bedroom One

16' 5" x 13' 7" Max (5.00m x 4.14m Max)

Bedroom one is a generous, character filled retreat centred around a striking exposed brick chimney breast which makes for a great focal point. The room is further enhanced by timber beams overhead and a skylight that combines rustic character and modern charm. Natural daylight pours in through the skylight as well as the additional wooden windows, highlighting the warm oak floorboards. The room also provides a radiator and convenient fitted wardrobe cupboard allowing for ample space for storage

Ensuite

The en suite has a luxurious feel with a classic roll top bath that makes an elegant statement as well as providing a contemporary sink, WC and skylight. Exposed wall and ceiling beams, ceramic tiled flooring with underfloor heating and partly tiled walls finish the look of the bright bathroom.

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

The second bedroom is a well proportioned double room with rich oak flooring that is a feature to all bedrooms. The oak integrated wardrobe with cupboard above is another great feature to the space. A window overlooking the front of the

property provides a lovely outlook and allows light into the space. A radiator ensures year round comfort and thoughtful design provides access into a versatile Jack and Jill shower room, linking bedroom two and three.

Bedroom Three

10' 10" x 7' plus recess (3.30m x 2.13m plus recess)

Bedroom three shares the same characterful features as bedrooms one and two, with oak flooring and charming exposed wall and ceiling beams. The skylight provides plenty of natural light and ample storage from cupboards to the eaves. The room also provides access into the loft space.

Shower Room

The convenient Jack and Jill shower room comprises in corner electric shower with sliding shower screen, WC and corner sink with chrome mixer tap. Decorated with ceramic tiled floor with underfloor heating, skylight above and partly wall tiled.

Garden Office

13' 5" x 9' 6" (4.09m x 2.90m)

with power and lighting,

Agents Note

The property is located within a conservation area.



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2 Rosebank Cottages, Roston Ashbourne

- Three spacious bedrooms
- Air source heat pump
- Solar panels
- Fabulous cottage garden.
- Garden room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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