





Rose Cottage is a charming character home situated in the sought-after area, near Denstone, offering an abundance of original features and beautiful far-reaching views across open countryside towards the Weaver Hills.

The accommodation comprises a welcoming rear hallway, a modern shower room, a well-equipped fitted kitchen, a spacious dining room with an attractive sandstone fireplace and useful understairs storage, and a comfortable lounge enjoying stunning rural views. To the first floor are two well-proportioned bedrooms, both retaining original panelled flooring and feature fireplaces, while the second floor offers a versatile attic room showcasing exposed beams and brickwork, ideal for a variety of uses.

Combining period charm with practical living, Rose Cottage benefits from UPVC double glazing, gas central heating, and a wealth of character throughout, making it an ideal home for buyers seeking a picturesque village property.

Available for sale with no upward chain and vacant possession.



ABODE
SALES & LETTINGS

Lounge

A delightful reception room with a UPVC double-glazed front window enjoying stunning far-reaching views across open countryside and towards the Weaver Hills. The room benefits from a front entrance door, central heating radiator, television aerial point, and an attractive fireplace with a sandstone surround and tiled hearth.

Dining Room

A charming and spacious dining room featuring two UPVC double-glazed side windows. The focal point is an attractive fireplace with a sandstone surround and tiled hearth. Additional features include a central heating radiator and a useful understairs storage cupboard with shelving. A latch-panel door provides access to the main hallway.

Kitchen

Fitted with a range of matching base units and drawers complemented by roll-top work surfaces and tiled splashbacks. A UPVC double-glazed side window provides natural light. Integrated features include a stainless steel sink with drainer and mixer tap, while additional appliances comprise a freestanding cooker with hob and stainless steel extractor hood. There is space and plumbing for under-counter white goods, together with the central heating combination boiler, electrical consumer unit, and a central heating radiator. A latch-panel door leads through to the dining room.



Rear Hallway

A welcoming rear hallway accessed via a UPVC glazed entrance door. Features include a central heating radiator and access to the loft via a ceiling hatch. A traditional latch-panel door provides access to the shower room.







Shower Room

Well-appointed with a UPVC double-glazed frosted side window and fitted with a modern three-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap, and a double shower enclosure with a rainfall shower head. Complementary wall tiling, a central heating radiator, electric fan heater, and extractor fan complete the room.

Hallway

The central hallway features a staircase rising to the first-floor landing, a thermostat, smoke alarm, and a latch-panel door leading to the lounge.

Landing

Providing access to the first-floor accommodation via traditional latch-panel doors.

Bedroom One

A generous double bedroom enjoying spectacular far-reaching views over surrounding farmland and the rolling Weaver Hills through a UPVC double-glazed front window. Character features include original panelled flooring, a central heating radiator, and an attractive period fireplace with exposed brick backing and tiled hearth.

Bedroom Two

A further well-proportioned bedroom with a UPVC double-glazed rear window, original panelled flooring, central heating radiator, and a feature fireplace with exposed brick backing and tiled hearth. A latch-panel door leads to the staircase rising to the second floor.

Second Floor

Attic Room

A versatile attic room offering a variety of potential uses, including a home office, hobbies room, guest accommodation, or additional living space, subject to any necessary consents. A UPVC double-glazed side window provides natural light, while exposed beams and exposed brickwork create a wealth of charm and character throughout.

N.b.

Please note that some external garden images have been enhanced and digitally altered to improve the aesthetic quality of the grass.





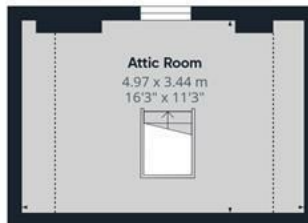




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

76.5 m²

823 ft²

Reduced headroom

3.7 m²

40 ft²

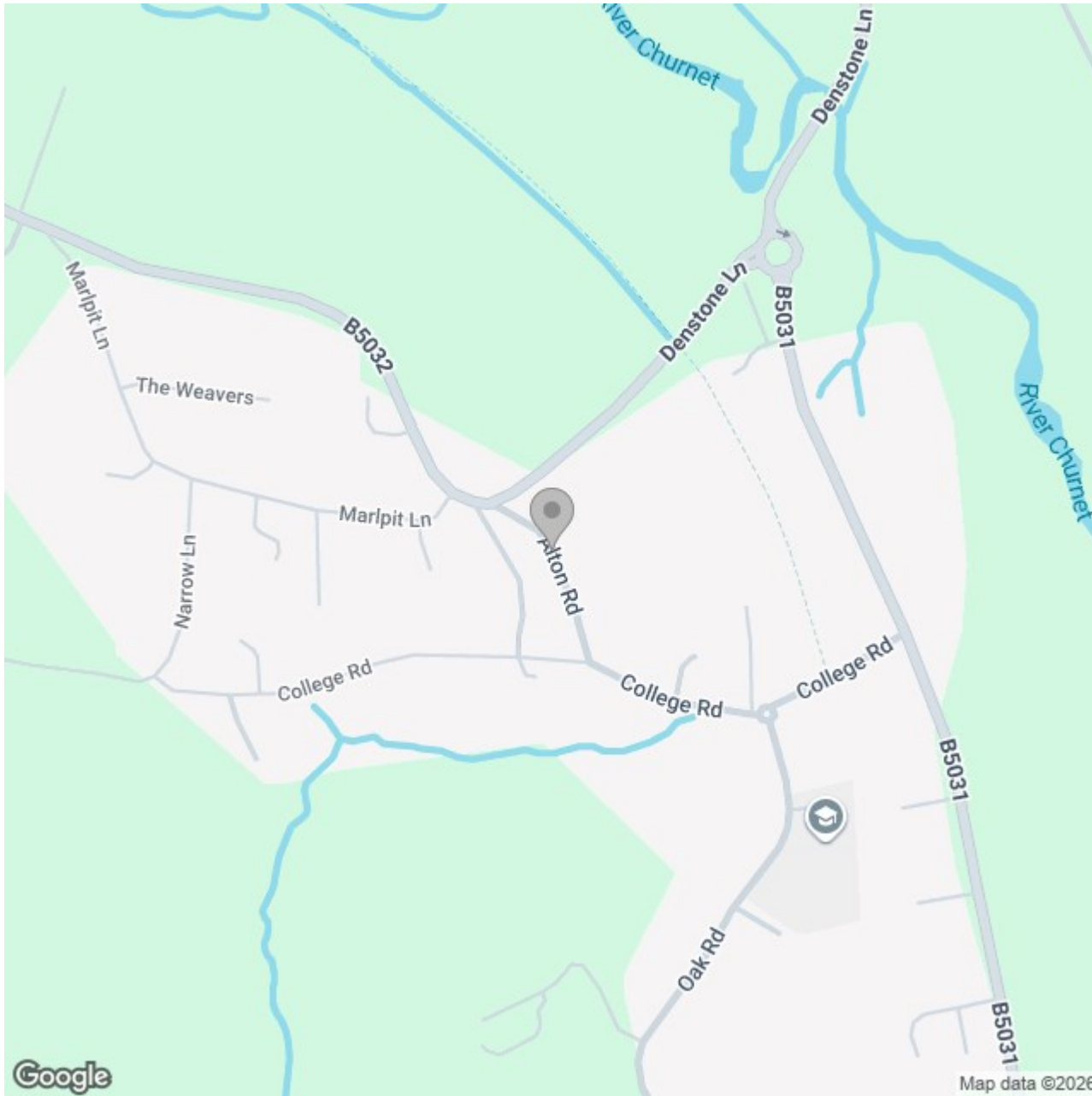
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	