



East of 
ESTATE AGENTS

Rosemary Cottage
Woodbury £475,000

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This property exudes character and charm. Dating back to the 1830's the property was built by the renowned local builder and plasterer William Phillips whose architectural gems can be found all around the property. Located at the edge of the popular village of Woodbury with its great local shop, two public houses, cricket and tennis clubs and numerous local social groups this property endears itself to the village. Comprising of three bedrooms, one being master en-suite, kitchen, lounge and dining room, along with utility room and bathrooms this property has been lovingly maintained and presented to market in fantastic condition. To the rear a beautifully planted and maintained garden sits aside a garage and workshop with a courtyard providing ample space for parking.

Semi-Detached | Three Bedrooms

| Master En-Suite | Lounge | Dining Room

| Kitchen | Utility Room | Downstairs W.C

| Family Bathroom | Mature Rear Garden

| Garage | Work Shop | Ample Off-Road Parking

| Edge of Village Location | Character & Charm

Approach

The property is located at the edge of the popular village of Woodbury, with the village in easy walking distance. From the pavement iron railings edge the property with low, well trimmed box hedges drawing you to the front door. Lawns span off from the side and to the left borders have been planted with flowers and shrubs. A small shed adjoins the property.

Porch

Over hanging the porch is the grand statement of Rosemary. Believed to pre-date the property and with origins from the boat yard at Lymptone the fascia is adorned with a large scallop shell centred between carved heraldic dolphins.

Hallway

Coming into the hallway the character of the property continues with ornate coving and rounded door frames. A staircase leads to the first floor and door off to the reception rooms.

Lounge 3.35m by 3.40m

Intricate coving continues into the lounge with the magnificent ceiling rose taking centre stage. A beautiful 12-pane sash window sits in the deep window recess giving space for wooden panel sides and a



window seat. A brass and white tiled gas fire place gives this room a feeling of warmth and comfort.

Dining Room 4.10m by 4.22m

Across the hallway in the dining room the theme continues with a matching sash window with window seat and elaborate coving. Parallel arched cupboards sit aside the fire breast and a beautiful stained glass door leads into the kitchen.

Kitchen 2.93m by 3.42m

The kitchen has been fitted out with ample wood effect wall and base units topped with a dark speckled work surface with cream metro style tiling behind. Inset is a ceramic hob with electric oven below and extractor hood above and a drop in double basin sink with drainer opposite taking advantage of the views across the rear garden.

Utility Room

Off to the right a utility room has more base unit storage with inset sink and ample space for white goods and sundries.

Downstairs W.C

Recently refitted with WC, vanity unit and wash hand basin, finished with wood panelling. Discreetly hidden above out of sight is the gas boiler.

First Floor landing

Climbing up the staircase an old ship's porthole greets you on the turn showing the depth of the wall and permitting light to flood in. To the left a door leads to stairs into the attic void and further around again access to the dormitory rooms and storage cupboard.

Family Bathroom

The bathroom has been fitted with a white suite and shower over the bath all finished with decorative white tiling. An airing cupboard to the right provides great storage.

Master En-suite 3.47m by 3.99m

First off to the left is the master en-suite. A lovely light and bright room with a beautiful fire place and full length wardrobes built into the chimney breast recesses. A quirky shaped en-suite has been fitted with a W.C, wash hand basin and large shower cubicle with an additional airing cupboard to the side.

Bedroom 3 2.41m by 2.66m

The smaller of the three rooms though easily accommodating a small double.

Bedroom 2 2.90m by 3.68

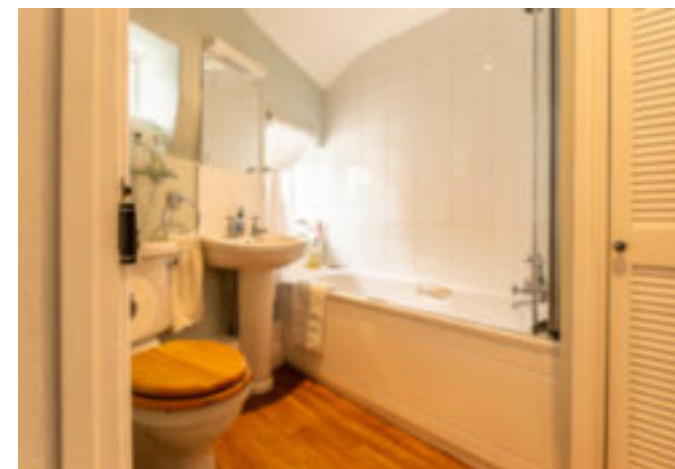
Another great bedroom both light and spacious with a decorative cast iron fire place and storage cupboard to the underside of the loft stairs.

Garage and Workshop

Accessed through a pair of gates to the side of the property is the main courtyard garden with garage and charming workshop to the side. To the front a canopy provides a sheltered seating area aside an old hand water pump.

Garden

Leading to the side of the garage is a somewhat secret garden. A paved area provides a secluded seating area in amongst the bounding flower beds and a small path winds its way to the far corner and a bench below a magnificent silver birch.





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