



ROSELEA COTTAGE

SWAYFIELD





Nestled off Corby Road, in the rural village of Swayfield, discover a character home that offers versatility of living, at the enchantingly entitled Roselea Cottage.

Pull onto the gravel driveway, where mature hedging provides privacy and peace, and parking is available for four cars, alongside an EVC point.

A secure gate provides access around the side, into the large, enclosed garden, where this 1800s home reveals itself in all its splendour.

Take the path to the sage green front door, which opens to a central entrance hallway, warmed by underfloor heating.

A home renovated and reimagined by the current owners, the home has been remodelled to allow for light filled living, whilst a light decorative palette of softest grey and fresh white pervades to amplify the airy ambience of Roselea Cottage.

Sneak a peek at the cloakroom, which also serves as a utility room, with washing machine and dryer seamlessly integrated beneath the wash basin. Beneath the stairs, spy the useful storage cupboards that have been built in.



ROOM WITH A VIEW

Relaxation awaits in the sitting room to the left of the entrance hallway, where a bountiful bay window offers views out over the large garden to the front.

Elegant décor adorns the chimney breast, within which, a log-burning stove emanates warmth and welcome from within its fresh white, mirror-topped surround. Deep coving trims the ceiling, also in white, in contrast to the latte toned walls.

Frosted glass doors open to the playroom, a bountiful family space, with exposed beam overhead and quarry tiled hearth nestled beneath the exposed brick fireplace.

Storage integrated into the alcoves is handy for toys, colouring books and jigsaw puzzles, whilst tall sash windows draw in an abundance of light from the front.



SAVOUR THE SERENITY

Retracing your steps to the entrance hallway, across the way, make your way through to the culinary hub of the home via the dining room, where light floods in through plantation shuttered windows to the front and rear and a large, exposed brick fireplace accommodates a log-burning stove. Storage features in the original cupboards to the side.

Feast your eyes on the incredible kitchen, where modern flooring extends underfoot, warmed by underfloor heating and a host of dove grey cabinetry offers an abundance of storage for all your culinary essentials.

White metro tiling and quartz worktops bring this kitchen firmly into the 21st century, served by an array of integrated appliances including a wine fridge, double Belfast sink, dishwasher and Range-style cooker. There is also a handy pantry.

In the dining space opening from the main kitchen, the double height ceiling has been opened up to reveal the robust original beams, painted white for a fresh modern feel, and furnished with Velux windows inviting so much light in.

French doors provide instant access to the garden for al fresco dining.

From the entrance hall, ascend the stairs to the first-floor landing, light and bright courtesy of the plantation shuttered window ahead.



SOAK AND SLEEP

Stepping up to the family bathroom, refresh in the bath with overhead shower, with wash basin and lavatory also featured.

Along the landing to the right, arrive at a large double bedroom with feature fireplace and built-in storage. A second spacious double bedroom at the end of the landing features fitted storage and is currently used as a study.

To the opposite end of the landing, a third bedroom brimming with storage, a cast iron fireplace and views of the garden awaits.

The principal suite at the furthest end of the landing features an abundance of fitted storage and is drenched in light from two enormous sash windows overlooking the private garden. This bedroom also features an en suite with roll top bathtub.





THE BARN AND GARDENS

Privately situated at the end of the garden away from the home is The Barn. Offering independent living, this spacious annexe is served by a large living room with kitchenette and bathroom, with upstairs bedroom, perfect for visiting guests or perhaps as a potential Airbnb opportunity.

Outside, the south east facing garden is awash with sunlight, with a large terrace outside the home offering different spaces in which to wine and dine in the summertime.

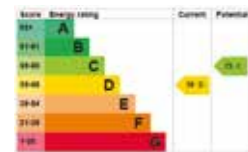
Mature borders surround the lush lawn and brim with seasonal planting, including striking pink and purple magnolias and beds overflowing with spring bulbs.



THE FINER DETAILS

Freehold
 Detached
 Dates to 1800s
 Plot approx. 0.18 acre
 Oil central heating
 Underfloor heating in kitchen and hall
 Mains electricity, water and sewage
 South Kesteven District Council, tax band E
 EPC rating D

Ground Floor: approx. 93.9 sq. metres (1011.0 sq. feet)
 First Floor: approx. 78.7 sq. metres (847.2 sq. feet)
 Total area: approx. 172.6 sq. metres (1858.2 sq. feet)
 Annexe Ground Floor: approx. 45.6 sq. metres (490.5 sq. feet)
 Annexe First Floor: approx. 28.4 sq. metres (305.3 sq. feet)
 Total area: approx. 74 sq. metres (795.8 sq. feet)



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ON YOUR DOORSTEP

In the rural enclave of Swayfield, discover your social side at the village hall, the self-proclaimed 'beating heart of the village'. As well as holding events throughout the year, the village hall plays host to a number of weekly activities including an art club, yoga, line dancing, handbells, table tennis, bowls and monthly coffee mornings. With weekly services held at St Nicholas' Church, and regular fish and chip nights at the village pub, The Royal Oak, newcomers are guaranteed a warm welcome to the village.

Surrounded by beautiful countryside, discover the local area on foot or pay a visit to one of the many picturesque villages nearby. The Cholmeley Arms in Burton Coggles and The Woodhouse Arms in Corby Glen are well worth a visit, as is Bythams Community Shop in Castle Bytham, just a five minute drive from Roselea Cottage.

Further afield, pay a visit to any number of the surrounding market towns including Grantham, Bourne and Stamford where you will find an array of independent shops, cafes, restaurants and galleries to peruse.

Commute with convenience, with the A1 just a short drive away, or catch a train from nearby mainline Grantham Railway Station. There are plenty of excellent schools nearby in the primary, secondary and independent categories, including in nearby Corby Glen and Colsterworth. Witham Hall, Bourne Grammar School, The Grantham Preparatory International School and Stamford School are all within easy reach.

LOCAL DISTANCES

- Witham on the Hill**
7.5 miles (14 minutes)
- Bourne** 9 miles (18 minutes)
- Grantham** 12 miles (23 minutes)
- Stamford** 12 miles (26 minutes)





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