

# MARSH & MARSH PROPERTIES

1-2 Rose Cottages, Dog Lane, Stainland, HX4 9QF

£425,000



**\*\*ATTENTION ALL YOUNG/GROWING FAMILIES OR A RETIRED COUPLE\*\*** This charming character cottage located in the highly sought-after area of Stainland Dean, offers a perfect blend of rural tranquillity and easy access to local amenities and the M62 motorway. The property boasts traditional features, including bespoke solid oak internal doors and exposed ceiling beams throughout. On the ground floor you will find, an entrance hall that leads to a spacious lounge with a beautiful stone fireplace and a wood-burning stove, a second reception room that features a stone fireplace, bespoke cabinetry, and access to the cellar. Moreover, the dining kitchen is well-equipped with modern appliances, and a practical utility room adds further convenience. Upstairs, the landing leads to three double bedrooms, including a master with an en-suite, and a stylish bathroom with a three-piece suite. Externally, the landscaped rear garden offers a lawned garden, and a summer house, while at the front there is a patio and lawn accompanied by a larger than average garage with power and lighting.

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## ENTRANCE HALL

The entrance hall exudes warmth and sophistication, with a solid wooden front door opening onto wood-effect flooring that seamlessly extends throughout the space. A feature window offers a glimpse into the second reception room, enhancing the hall's openness and an exposed beam adds rustic character.

## LIVING ROOM 5.2 x 4.7m (17'2 x 15'3)



This spacious lounge boasts exposed beams spanning the ceiling, and a stone fireplace with a wood-burning stove serves as a striking centre piece. A built-in storage cabinet adds practicality, while two radiators help maintain warmth. An internal window provides a view into the dining

area and through to the rear garden, while three double-glazed windows offer pleasant views to the front of the home, flooding the room with natural light.



## SECOND RECEPTION ROOM 5.1 x 4.7m (16'6 x 15'3)



This second reception room features elegant wood-effect flooring flowing seamlessly from the entrance hall. Both a radiator and a charming stone fireplace with a gas fire help to add warmth and character. Bespoke fitted cabinetry fills one alcove, providing tasteful storage and enhancing the room's functionality. Ceiling beams add rustic charm, complementing the classic style of the space. There is also access to a spacious, dry cellar,



ideal for additional storage. Two double-glazed windows provide a pleasant outlook, inviting natural light and creating an inviting atmosphere.



### **DINING KITCHEN 6.1 x 2.1m (19'10 x 6'10)**



This well-appointed dining kitchen is accessed by steps descending from the second reception room, welcoming you into a modern, functional space. The kitchen features sleek, fitted units with a one and a half sink equipped with a chrome mixer tap and a stylish tile splashback. Integrated Bosch appliances, including a dishwasher and fridge, are paired with a built-in Baumatic double oven, and a Premier Range hob with an extractor fan. A combi boiler is neatly tucked away, and the tiled floor ensures durability. Stone steps lead up to the

elevated dining area, and two radiators provide warmth. A rustic stone archway adds character, while wooden doors open to the back garden. Ceiling spotlights illuminate the space, complemented by natural light from a UPVC window and a Velux skylight.



### **UTILITY ROOM**

The utility room features a practical tiled floor, ensuring easy maintenance and durability. It is equipped with both a wall and base unit, providing storage space for household essentials and keeping the room organized and functional.

### **LANDING**

The landing is well-lit with ceiling spotlights and includes a radiator. It offers loft access and features a wooden double-glazed window that frames a pleasant view of the rear garden.

### **BEDROOM ONE 3.8 x 4.8m (12'3 x 15'8)**



This large double bedroom features three double fitted wardrobes, providing ample storage space. A radiator ensures the room stays warm and two wooden double-glazed windows allow natural light to flood the room.



glazed wooden windows allow ample natural light to flow in.



### EN-SUITE



### BEDROOM THREE 5.4 x 2.0m (17'10 x 6'8)



A double bedroom features a radiator and two wooden double-glazed windows, each with shelving underneath, offering a lovely view to the rear of the property. The room also provides convenient loft access, adding to its practicality.



### BATHROOM



The en-suite features a modern three-piece suite, including a shower cubicle with a glass screen and a handheld power shower. It also has a low flush toilet, and a floating vanity sink unit with splashback tiles. The walls are partially tiled, adding to the sleek design. To complete this room there is a chrome towel radiator and a wooden double-glazed window allows natural light to fill the space.

### BEDROOM TWO 3.3 x 3.6m (10'9 x 11'9)

This double bedroom features a radiator and a striking feature fireplace with a stone chimney breast, adding character to the room. Two double-

The bathroom features a stylish three-piece suite, including a bath with a glass shower screen and handheld shower, a pedestal sink, and a low flush toilet. The floor is tiled, with partially tiled walls, while ceiling spotlights brighten the room. A



traditional towel radiator adds warmth and character, electric under floor heating and a wooden double-glazed window allows natural light



to fill the space.



## EXTERNAL

To the rear of the property, you will find stone, pebble, and lawn areas, with stepping stones and a pathway meandering through the garden. Vibrant plants and flowers are scattered throughout, while a wooden decked area offers a perfect spot to relax. An additional deck and wood store provide extra storage and utility. Outdoor lighting and a tap add convenience, and a charming summer house completes the space. To the front, there is a stone patio area with stone steps leading down to the lawn, and a pebble path that winds its way to the single-car garage. Mature plants and flowers line the borders, enhancing the curb appeal, while the garage provides secure parking.





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to ascertain their accuracy.

### **GARAGE 3.4 x 5.1m (11'1 x 16'6)**

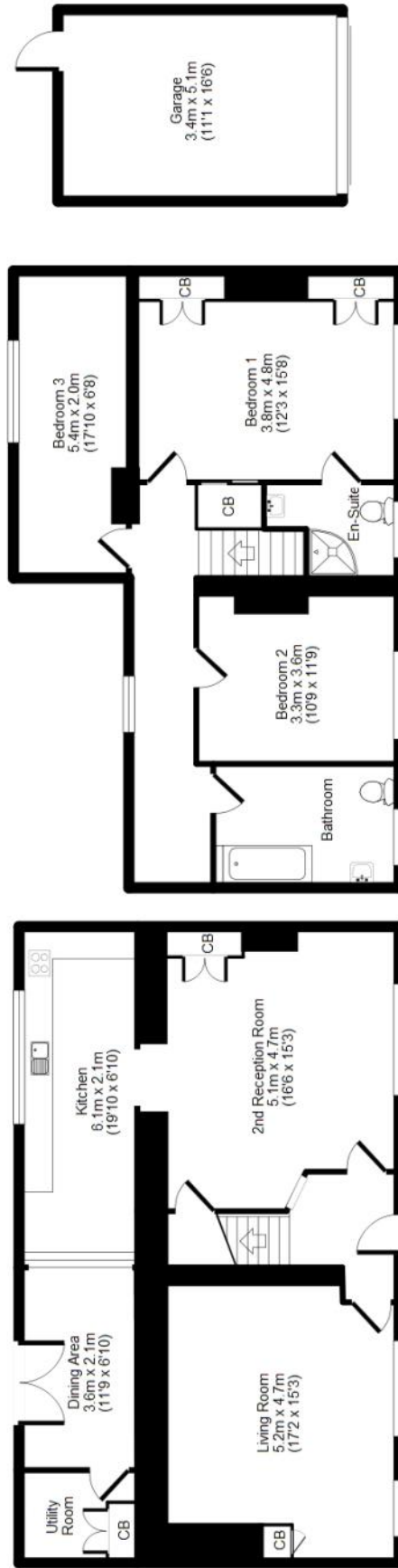
The garage is equipped with power and lighting, offering both functionality and convenience. It features an up-and-over garage door and a metal door at the rear, providing easy access to the front



garden.

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Ground Floor

First Floor

157 sq. m / 1691 sq. ft

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