



Rose Cottage, Pipewell, Kettering **Freehold** £325,000 O.I.E.O.

**Pattison  
Lane**

# Key Features



- Grade II Listed Character Home
- Two Spacious Bedrooms with Master En Suite
- Off Road Parking to the Rear
- Utility Room
- Located in a Quiet, Exclusive Village with Immediate Access To Country Walks

Properties in the sought-after hamlet of Pipewell are a rare find, and this Grade II listed cottage is truly exceptional. Offering a quintessential "escape to the country."

The home is surrounded by picturesque rolling hills and scenic bridleways, providing a lifestyle of tranquillity and natural beauty.

The current owner has meticulously enhanced the property, seamlessly blending period charm with high-end contemporary finishes. At the heart of the home is a bespoke modern kitchen, featuring striking natural stone work surfaces and premium appliances.



The ground floor offers a spacious and versatile layout, including two generous reception rooms with original features, a dedicated breakfast area, a practical utility room, and a well-appointed family bathroom.

To the first floor, the property hosts two well-proportioned double bedrooms. The principal suite is a standout feature, boasting a stylish, contemporary en-suite shower room and integrated wardrobe storage.

#### Outside & Gardens

The exterior is as captivating as the interior. The front of the cottage features a beautifully landscaped, stone-walled garden, complete with two distinct seating areas designed to capture the breathtaking countryside vistas. To the rear, the property provides the rare benefit of off-road parking for two vehicles and a private courtyard.

#### Key Features:

- Grade II Listed Character: Beautifully preserved architectural details with modern upgrades.
- Gourmet Kitchen: High-specification cabinetry paired with impressive stone worktops.
- Expansive Living Space: Two large reception rooms including a lounge with a cozy wood-burning stove.
- Refined Master Suite: Featuring a sleek, newly renovated en-suite and built-in wardrobes.
- Outdoor Living: Landscaped front garden with panoramic views and a private rear courtyard.
- Prime Location: Located in a quiet, exclusive village with immediate access to country walks.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The accommodation comprises:

ENTRANCE HALL

LOUNGE 11'11 x 13'6 (3.63m x 4.11m)

DINING ROOM 14'7 x 9'1 (4.44m x 2.76m)

KITCHEN / BREAKFAST ROOM 10'5 max x 9'4 plus recess (3.17m x 2.84m)

UTILITY ROOM 5'7 x 6'10 (1.70m x 2.08m)

DOWNSTAIRS BATHROOM 5'5 x 6'7 (1.65m x 2m)

FIRST FLOOR LANDING

BEDROOM ONE 10'5 x 9'6 (3.17m x 2.89m)

EN SUITE

BEDROOM TWO 11'9 plus recess x 10'9 (3.28m x 3.27m)

OUTSIDE

FRONT GARDEN

REAR COURTYARD

OFF ROAD PARKING

To view this property call Pattison Lane on:  
**01536 430527**



# Selling your property?



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Contact us to arrange a **FREE** home valuation.

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