



# ROSE COTTAGE

WANSFORD



## SERENE SETTING

Grow your dreams of rural living, at Rose Cottage in the idyllic village of Wansford.

Set in a conservation area, away from the main road, approach beneath a stone archway to emerge into the quiet cul-de-sac of Chapel Court, home to a handful of stone-built properties.

On-road parking is ample, with a single garage to the end of the cul-de-sac, beyond which lies meadowland and allotments.

Follow the pathway beneath a leafy archway leading to the sunny, south-east facing courtyard that precedes the stone frontage and stable door to Rose Cottage.

## A WARM WELCOME

Step into the light and bright entrance hallway. Ahead, the split level, staircase rises up, with hessian-toned carpet runner adding a touch of prestige.

Freshen up in the cloakroom. Wood panelling coats the lower half of the walls, with a wall-mounted wash basin and useful shelving above the WC.



## EMBRACING SPACES

Off the hallway you will discover a cleverly designed, bespoke kitchen. Granite worktops coat the units, providing preparation space and storage for all of your culinary needs. Plenty of appliance space, including a fitted oven and ceramic hob. Neutral toned splashback tiles protect the newly painted walls.

A stylish corner sink with swivel storage, is set beneath a timber framed window drawing your eyes to the verdant views over the front courtyard.



Open the glazed, double doors through to the dining area, peacefully set to the rear of Rose Cottage and overlooking the garden; the perfect backdrop whilst dining. Flow through into the sitting room, where a wood-burning stove set in a stone surround, crackles invitingly, with built-in bookcases to the side. Sneak a peek at the study area to the front, overlooking the sunny courtyard.

Glazed, double doors open into the garden room; a bright, tranquil place where windows and exposed stone surround you. Filled with light and garden views, recline in a chair with a favourite book, hobby or a puzzle. French doors draw the outdoors in.



## AND SO TO BED...

Returning to the entrance hallway, ascend the stairs to the large, first floor landing.

Next to the stairs discover a double bedroom, its walls dressed in buttermilk tones and overlooking the front.

Across the way you will discover the bathroom. White panelling to the lower walls contrasts with the soft grey above. Spacious and featuring a wash basin,

lavatory, heated chrome towel rail and wide, centrally filling bath with overhead electric shower. The configuration of the bathroom is such that, should you choose, you could alter the positioning of the bath and introduce a separate shower cubicle.

Original wooden floorboards lead the way along the landing to a dainty double bedroom to the rear, with views over the garden. Discover storage space in the built-in wardrobe.



Privately set to the rear, find the principal bedroom, dressed in feature wallpaper and with a handy built-in wardrobe. Bright and cheerful, large windows draw in the natural daylight.



## SHELTER AND SHADE

Seek shade beneath the boughs of the mature weeping birch tree to the front of the home.

From the garden room, step out onto the low-maintenance paving of the rear courtyard, embellished with borders filled with planting. In the corner, a gate leads out to the garage and allotments behind.

Follow the footpaths to discover a seating area perfect for barbecues and summer soirées and covered by a pergola and rambling rose. Beyond here, arrive at another terraced area, where you'll discover a long lawn. Leave it low maintenance or put your green-fingered stamp on it; this securely gated garden desires nothing more than to be loved and enjoyed.

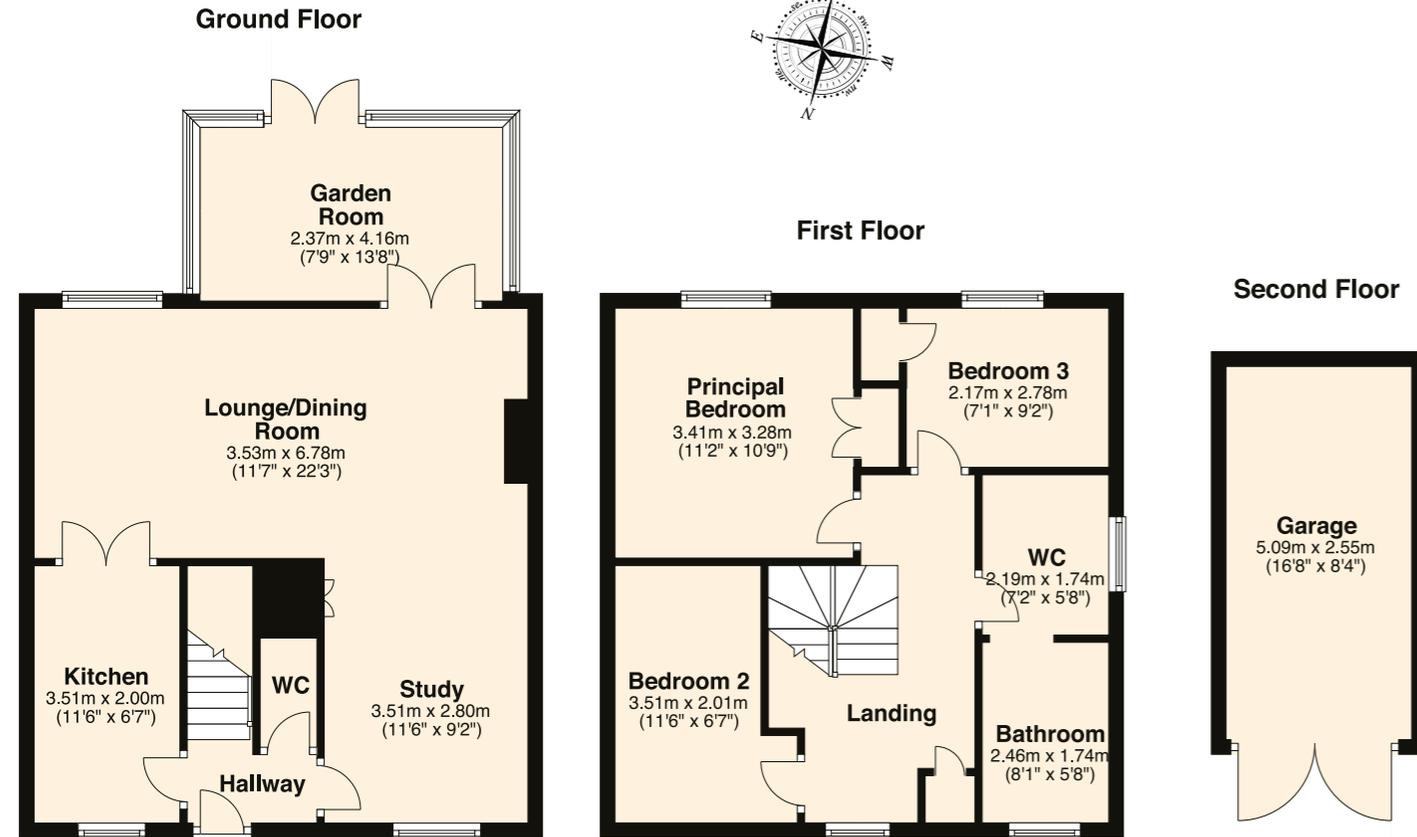


# THE FINER DETAILS

Freehold  
 Constructed 1977  
 Conservation area  
 Electric central heating  
 Mains sewage and water  
 Huntingdon District Council, tax band B,  
 £1461.48 (2020/21)  
 EPC rating E

Ground Floor: approx. 60.7 sq. metres (653.6 sq. feet)  
 First Floor: approx. 47.6 sq. metres (512.3 sq. feet)  
 Second Floor: approx. 13.0 sq. metres (139.8 sq. feet)  
 Total area: approx. 121.3 sq. metres (1305.7 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



## OUT AND ABOUT

Explore the meadowland behind Rose Cottage or take a wander along the banks of the River Nene; at Rose Cottage you are surrounded by nature.

Wansford is also handy for commuting, with A1 road links to Peterborough and its railway links to London's King's Cross.

Stroll through the historic village of Wansford, home to a Post Office, a choice of village pubs, a new coffee lounge and a doctor's surgery with dispensary. Take the bus to nearby Stamford for

shopping, or pick up your couture at Wansford's Vivienne Westwood store.

Local primary schools are available in neighbouring villages Wittering and Nassington, with the independent Stamford Endowed Schools and The Peterborough School also in easy reach.

Home to the current owners for the last 38 years, Rose Cottage is a lovingly maintained, warm and welcoming cottage ready to embrace you into your new chapter.

## Local information

- Stamford** 6.5 miles (10 minutes)
- Oundle** 8.5 miles (14 minutes)
- Peterborough** 9 miles (15 minutes)

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