

Roselea Cottage, The Square, Burton Leonard, HG3 3RW



2 1 1

£299,950



Description

A stunning two bedroom period cottage circa 1780 which has been lovingly updated and modernised over the years by the current owners, providing luxury accommodation arranged over two floors. Featuring a spacious through lounge and dining area with original period fireplaces and Magiglo feature open flame gas fire, views over the village green.

Kitchen fitted with a range of bespoke hand painted units by Stephen Neall, comprising base cupboards and drawers with black granite work surfaces and traditional Belfast sink with up stand, Neff double oven, hob and extractor hood. There is an integrated Bosch dishwasher and washing machine, further wall mounted units and a bespoke fitted dresser. Flagged stone floor and Gas central heating with combi boiler.

On the first floor there are two lovely double bedrooms with original fireplaces and a superb bathroom fitted with a white suite and Amtico flooring, Comprising Ashton Bentley Corro roll top slipper bath with ball and claw feet, pedestal Villeroy and Boch hand basin, low level WC and a large corner shower. Bespoke fitted wardrobes on the landing affording superb storage and original pine doors throughout the property. The Cottage benefits from having an Envirovent ventilation system.

Wrought iron railings and flagged paving to the front. There is off street parking close by but not exclusive to the property.

Tenure

Freehold.

Services

All mains services are connected to the property.

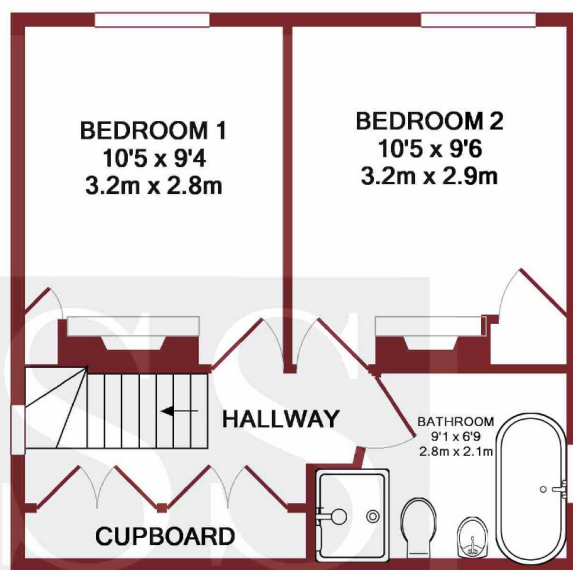
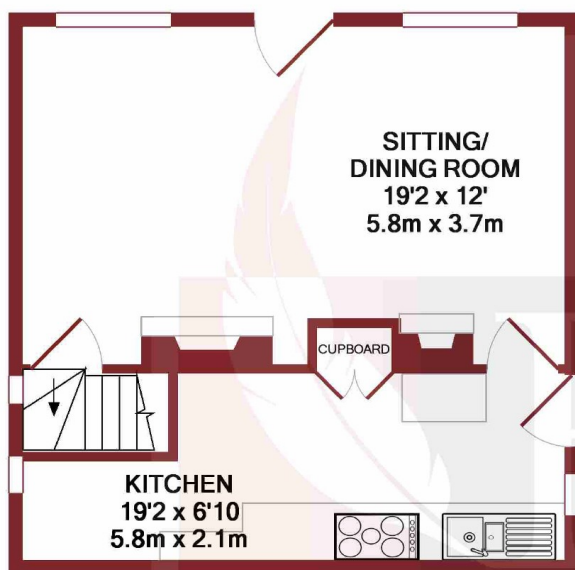
Tax Band

Band D.

Details Produced

February 19th 2018.



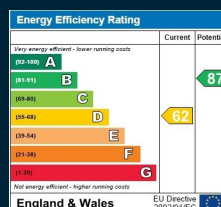


GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)
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