



Rose Cottage Gold Street | Podington | NN29 7HX



Matthew
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Offers In The Region Of £325,000

A superbly extended detached stone, thatch and pantiled cottage in the heart of the sought after North Beds village. Fronting a south facing garden with useful brick built storage/workshop building and having been sympathetically upgraded over recent years, the cottage offers characterful living space over two floors. Boasting an oil fired radiator heating system, separate reception rooms, one of which enjoys an inglenook fireplace with fitted wood burner, bespoke hand built galley style kitchen and period bathroom. To the first floor are three bedrooms, one with an ensuite shower room. A single garage is also provided. Highly recommended.

- Grade II Listed detached stone cottage
- Delightful south-west facing garden with brick workshop
- Flexible living space
- Single garage
- Hand built kitchen/breakfast room
- No onward chain

Stone storm porch with part-glazed door leading from the garden into the

Dining Room

13'7" x 11'1" (4.15 x 3.39)

Deep silled window to the front and rear, radiator, terracotta tiled floor, staircase rising to the first floor and bedroom one, oak door leading to the

Lobby

Leading to the

Sitting Room

13'2" x 8'1" (4.03 x 2.48)

Deep silled window to the front and rear, cast iron radiator, inglenook fire place with fitted wood burner, staircase rising to the first floor landing allowing access to two further bedrooms, oak door leading to the

Kitchen/Breakfast Room

13'1" x 5'2" (4.00 x 1.58)

Fitted with a range of hand-built timber units with timber work surfaces above, Belfast style sink with drainer to the side, NEFF ceramic induction hob, electric fan assisted double oven beneath and concealed extractor hood above, integrated dishwasher, NEFF integrated fridge, plate rack, cast iron radiator, space for bistro style table, slate tiled floor, deep silled window to front and rear, oak door leading through to the

Lobby

Fitted with a range of base and eye-level storage cupboards, slate floor, deep silled window to the front, oak door allowing access to the bathroom and laundry cupboard housing a floor mounted oil fired boiler, plumbing and space for washing machine, deep silled window to the front.

Bathroom

6'4" x 5'2" (1.95 x 1.60)

Fitted with a three piece suite including wall mounted wash hand basin, high flush WC and freestanding roll top bath with fixed over-head and hand held shower above, ceramic tiling to all walls, heated towel warmer, deep silled window to the rear, ceramic tiled floor, access to roof space.

Landing

Doors allowing access to two of the bedrooms.

Bedroom Two

13'1" x 9'10" (3.99 x 3.01)

Deep silled window to the rear, cast iron radiator.

Bedroom Three

13'3" x 8'11" (4.04 x 2.73)

Deep silled window to the rear and side, cast iron radiator, loft access.

Bedroom One

8'2" x 10'5" (2.51 x 3.18)

Deep silled window to the rear, radiator, door to the

Ensuite

4'11" x 7'4" (1.52 x 2.26)

Fitted with a three piece suite comprising of a low-level WC, wall mounted wash hand basin, tiled shower cubicle with electric shower, ceramic tiling, heated towel warmer, deep silled window to the side.

Outside

Extending to side and rear and laid to a combination of lawn, planted beds and gravelled hard standing, retained by mature beech hedging, stone walling and willow fencing. A paved pathway provides access to a useful garden store/workshop

Store/Workshop

7'4" x 14'6" (2.26 x 4.44)

Of brick construction with power, light and water connected.

Garage

With power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: NA

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Oil radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



Approx Gross Internal Area
95 sq m / 1027 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Local Authority: Bedford Borough Council

Tax Band: D

Floor Area: 1027.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - higher CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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