

Rose Cottage Hillam Lane

Cockerham, Lancaster, Lancashire, LA2 0DY

£325,000



Set on the outskirts of Lancaster, in a blissfully peaceful rural location, Rose Cottage is the perfect blend of old and new.

Dating back to the 1700s and re-modelled in 2009, hints of the past are everywhere. This is a home which has been sympathetically restored and tastefully extended. The 1/2 acre gardens act as an extension of the fields that surround. Large outbuildings enable work from home opportunities. This truly is a unique home with endless opportunities.

A brief description

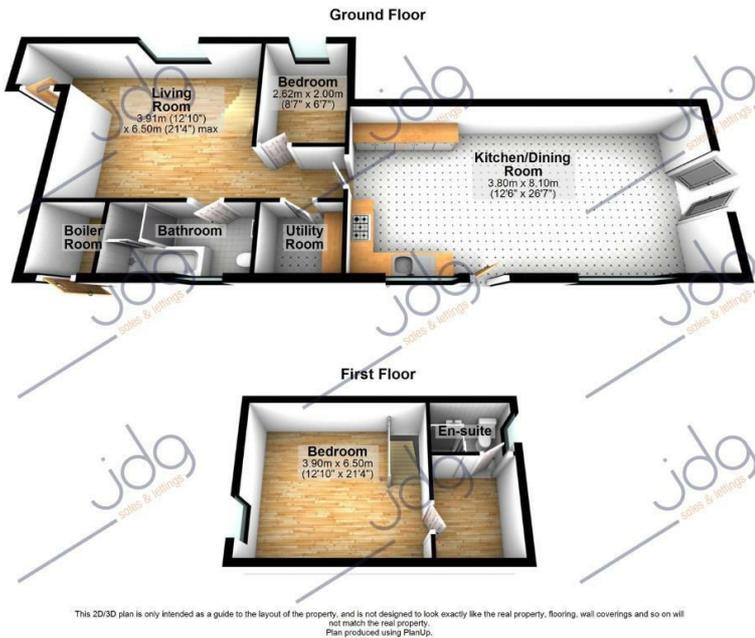
Welcome to Rose Cottage, a home which dates back to the 1700s.

This is a home which at first glance, appears to be a modest size home, yet step inside and it soon opens out to a home with spacious living and some very attractive features.

This is a home which cleverly combines the past with the present and has been brought up to date for the future. It has been designed to take in it's surrounding - all of the windows offer a stunning countryside view.

Set in 1/2 acre of grounds and gardens with a collection of large outbuildings, this home has also been granted to planning permission to build a 2 bed detached granny annexe.

It is an interesting home and one which must be viewed.



Key Features

- A stunning, extended detached home
- 1/2 of an acre garden and grounds
- Fabulous open plan family room
- Cosy lounge with wood burning stove
- Master bedroom with ensuite and dressing area
- A range of out buildings including a double garage
- Home allotment, fruit trees
- Planning Permission to build a detached 2 bed granny annexe

Where is Rose Cottage?

Welcome to Rose Cottage, a picturesque detached cottage set in a blissfully quiet rural setting. Located on the edge of Cockerham village and just 5 miles south of the historic city of Lancaster, this is a home with stunning open views looking out towards Morecambe Bay and the Lakeland Hills.

Cockerham is a small village with a heart. It has a population which still has under 800 residents and an interesting, historic past with it's connections to medieval mansions and Viking farms.

Today it has a relaxed vibe. Life revolves around the village hall and parish church, both of which host regular events including an annual beer fest. There's a local primary school and village pub. Ripley St Thomas and the Lancaster Grammar Schools are all within a 15-minute drive.

Cockerham is also home to Wallings Ice Cream and Black Knight Parachute Centre. There are some fabulous walks in the area including the coastal walkway.





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Welcome

Drive just past Rose Cottage and pull up on the driveway next to the double garage. You'll quickly notice the range of outbuildings and ample parking. For those who work in the building trade, this could one of the many reasons as to why you are attracted to this beautiful rural home.

Stepping through the entrance porch, you'll soon notice the hi-quality of finishes that greet you, right through to the exposed stonework, stunning wood burning stove and thoughtful bespoke designed double glazed windows.

The living areas

The cosy lounge is part of the original 1700s home. The exposed stonework is a nod to the home's heritage. The stylish glass balustrade of the staircase combines with this giving a more contemporary feel, cleverly blending the old and new. Underfloor heating keeps toes toasty whatever the weather, whilst the roaring wood burning stove set back into the original stone inglenook fireplace adds extra warmth and comfort on cooler evenings.

Next in the living area's is the fabulous live-in kitchen. This truly is the hub of this home. Ceramic tiled flooring flows through encasing underfloor heating. Antique Oak kitchen units are topped with modern dark stone effect work surfaces. Integral appliances include a family size fridge freezer. The electric range cooker is a true centrepiece - it is a cooks delight, perfect for rusting up the dinner that you have harvested from your own vegetable garden.

This sociable living room opens up into the 2nd lounge and dining area. A large window perfectly frames the countryside views. Bi-fold doors open out to a sunken patio - designed to enjoy alfresco dining whilst enjoying the sunsets views to the west.

The first floor master suite

Take the stone steps to the first floor. The master suite occupies the entire floor and perfectly combines the history of the home with modern stylish fittings. The beamed vaulted ceiling creates a sense of space. Velux windows flood the room with natural light. Note the exposed stone walls and the wide original floorboards.

Step through to the fully fitted dressing room. The door ahead leads through to your private ensuite wet room.

The 2nd bedroom and family bathroom

The 2nd double bedroom and 4 -piece bathroom are on the ground floor. Both have the character latch doors. The bathroom is 4-piece featuring a rolltop, twin ended bath and walk-in wet area. It is also beautiful tiled.

The gardens and land

Step outside to the extensive gardens. Fully fenced and secure for both children and animals, these gardens offer so many individuals areas from sunken patios and decking designed to enjoy the summer sun, a large lawn, fruit garden and a large vegetable plot.

You could easily create your own market garden and soon become almost self-sufficient. There's an enclosed area for those that wish to keep chickens and also purposely designed children's play area.

What we like

Rose Cottage is a beautiful home and one which I fell in love with.

It's a truly deceptive home. I personally love the huge family room and the large windows perfectly view the garden and views.

This home truly offers the good life. Imagine growing your own vegetables and then the joy of cooking them for tea!



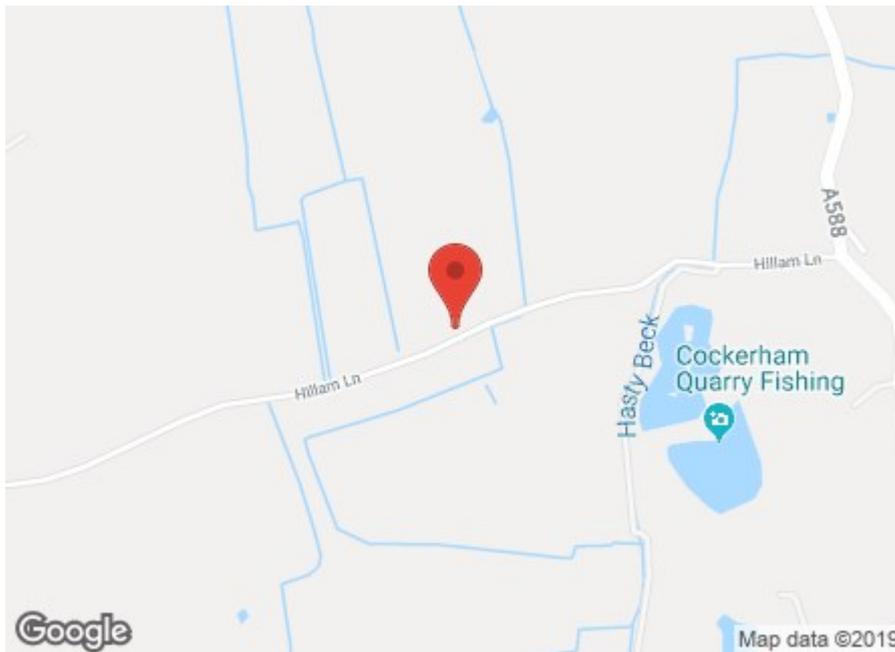
A range of outbuildings

This home features a range of outbuilding and two greenhouses.

Nearing the home is the large utility room. Next is the office, a place where you can work from home or even create your own gym. Then there is the double garage and also a workshop. If you need the space to park vans, Rose Cottage offers it.

Planning Permission

Planning permission has been granted to build a two bed detached granny annexe. The planning reference relating to this is 18/00874/FUL and can be viewed on the Lancaster City Council website.



Extra Information

- This home dates back to the 1700s
- In 2009 it was extensively extended, refurbished and re-modelled
- The home is fully double glazed
- It is central heated. The central heating is fired by a highly efficient biomass eco boiler
- The ground floor features underfloor heating
- There is a range of outbuildings - all with power and light.

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