



KING WEST



ROSEMEAD COTTAGE, SOUTHORPE



KING WEST

St Mary's Street, Stamford
Lincolnshire, PE9 2DE
Tel: 01780 484520
Email: stamford@kingwest.co.uk

Land & Estate Agents • Commercial
Town Planning & Development Consultants
Offices: Market Harborough • Stamford

rightmove 

onTheMarket.com

These particulars are intended as a guide and must not be relied upon as statements of facts





Rosemead Cottage, Main Street, Southorpe, PE9 3BX

Stamford (5 miles), Peterborough (9.5 miles) (Trains to London Kings Cross in approx. 50 minutes), Oundle (12.5 miles), Oakham (17 miles), Uppingham (17.5 miles)
(All distances and times are approximate)

A beautiful, detached, three-bedroom cottage full of character, featuring a private enclosed garden, garage, and off-road parking, situated in the highly desirable village of Southorpe.

- A beautiful character cottage built of stone under collyweston slate
- Country style kitchen – breakfast room with open-plan Garden Room
- Living room with Woodburning stove and separate Home-office
- Boot room area, Downstairs WC with utility area
- Three double bedrooms with beautiful countryside views
- One family bathroom and an additional shower room
- Gravel driveway providing off road parking and a garage
- Garden with an outside dining area and formal lawn
- Separate outbuilding providing versatile accommodation
- Breathtaking views of Southorpe's rolling countryside

Situation

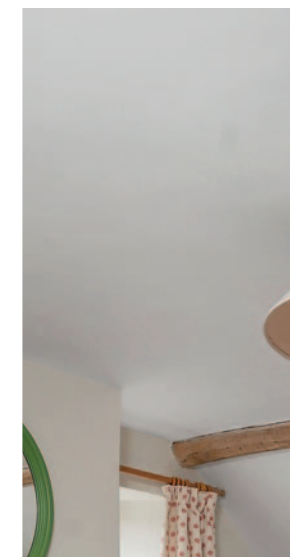
Southorpe is a picturesque village nestled in the idyllic countryside, close to both the historic market town of Stamford and the vibrant city of Peterborough, with easy access to mainline train services reaching London in less than an hour. Only 1.5 miles away is the quaint village of Barnack, known for its excellent primary school, traditional country pub, village hall, and active cricket and bowls clubs. Barnack also features a historic church, a handy shop with a post office, and is home to the stunning Hills and Holes National Nature Reserve, a haven for nature lovers.

The nearby village of Ufford offers its own charm, with a well-regarded pub and an ancient church, making it a lovely spot for local dining and peaceful walks.

The region is particularly well-served for education, with a variety of highly regarded schools. In addition to Barnack Primary, families have access to Copthill School in Uffington, Arthur Mellows Village College in Glinton, and the renowned independent schools of Stamford Endowed Schools, Uppingham, Oakham, and Oundle, which are known for their academic excellence and historic reputations.

Just 5 miles away is the beautiful market town of Stamford, famous for its stunning Georgian architecture, cobbled streets, and a rich selection of independent restaurants, boutique hotels, and unique shops. The town also offers cultural delights such as the iconic Burghley House, an Elizabethan stately home set within vast parkland. Burghley provides scenic walking routes throughout the year and hosts the prestigious Burghley Horse Trials every September.

With its perfect blend of countryside tranquility, strong community spirit, and proximity to cultural landmarks and excellent schools, Southorpe offers an exceptional lifestyle in the heart of rural England.





Description

Tucked away in the heart of Southorpe's scenic countryside, Rosemead Cottage is a charming retreat. This delightful property offers light-filled interiors and beautifully maintained outdoor spaces, making it an idyllic haven for country living.

Upon entering through the side porch, which also serves as a practical boot room, you're welcomed into the spacious entrance hallway. The original flagstone tiles underfoot immediately set the tone for the home's harmonious blend of period charm and modern touches. To the right of the hallway, a spacious WC features dual-aspect windows that bathe the room in natural light. The exposed timbers bring warmth and character, while the electric heater and plumbing for a washing machine add convenience.

Straight ahead lies the heart of the home: an inviting kitchen-dining room. The country-style kitchen boasts charming cabinetry, complemented by elegant porcelain tile flooring and sleek wooden beech countertops. The open-plan layout seamlessly flows into a snug area, perfect for cozy gatherings. French doors open onto the gravel driveway, flooding the room with natural light and offering direct access to both the driveway and the garden. This creates a seamless flow between the indoor living spaces and the outdoors.

Further down the hallway, a bright and airy study with dual-aspect windows offers serene views of the surrounding countryside and the eastern side of the house. A built-in window seat and wooden ceilings give the room a peaceful and inviting atmosphere, making it an ideal space for work.

Adjacent to the study is the living room, centred around an impressive fireplace featuring a Jotul wood stove. The exposed stone and timber surround, along with the original flagstone hearth, exudes charm. Double windows with a quaint window seat overlook the front elevation, allowing sunlight to pour in, while the exposed beams and warm finishes make this room a cosy retreat.

Off the entrance hallway, a convenient storage cupboard is discreetly located under the stairs. Ascending to the first floor, you'll find a landing that offers a picturesque view of the gently rolling Southorpe countryside.

The principal bedroom is a tranquil haven, with dual-aspect windows that frame stunning views to the east and south. Deep-set windows allow natural light to flood the room, creating a calm, airy space.

The family bathroom is thoughtfully designed with a classic country style, with porcelain tiles and a traditional bath. Nearby the guest bedroom features a comfortable double bedroom, offering picturesque countryside views and westerly sunsets. Here, you will also find fitted cupboard storage and loft access.

Practical storage solutions, including a linen closet, are conveniently located on the landing, alongside a well-appointed shower room with a loo and wash hand basin.

Completing the first floor is a further double bedroom that includes a charming Juliet balcony. This peaceful space offers lovely countryside views, complemented by the beautiful wooden shutters, further enhancing the home's tranquil and welcoming atmosphere.

OUTSIDE

Outside, the property is complemented by a gravel driveway that provides ample off-road parking.

The large garage offers extensive storage, electrics, and additional loft space. A separate outbuilding provides versatile accommodation with exposed stone walls and natural light, along with heating and electrics—ideal for use as a home office or studio.

The garden, located off the driveway, is a private and secluded oasis. It features an outdoor dining area, a lush lawn, and mature plants, including Amelanchier, Apple, and Horse Chestnut trees.

Herbaceous borders and a cedar greenhouse further enhance the garden's appeal, while the property offers easy access to scenic countryside walks in Southorpe and the surrounding area.

General Remarks

SERVICES

Mains water, electricity and drainage are connected. Night Storage Heaters central heating. None of the services have been tested by the agents.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

STATUTORY AUTHORITY

Peterborough City Council - 01733 747474

COUNCIL TAX

Band D

TENURE

Freehold

VIEWING

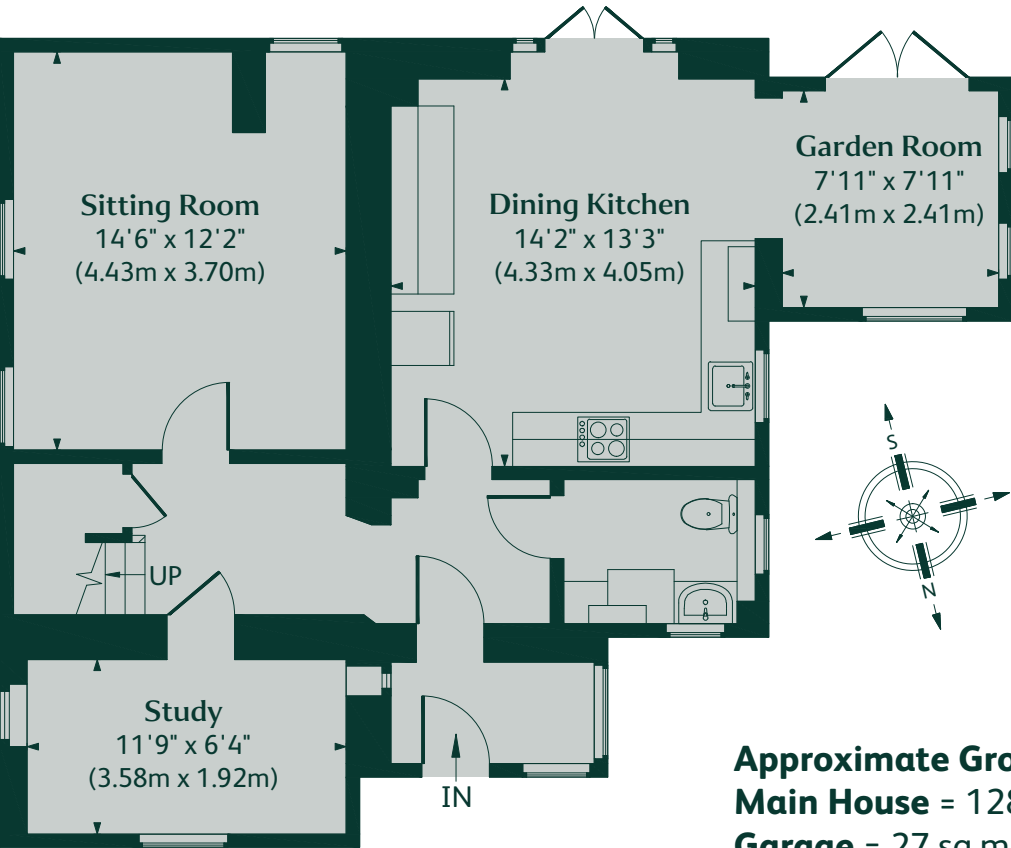
The property may only be inspected by prior arrangement through King West, Tel: 01780 484520

DIRECTIONS

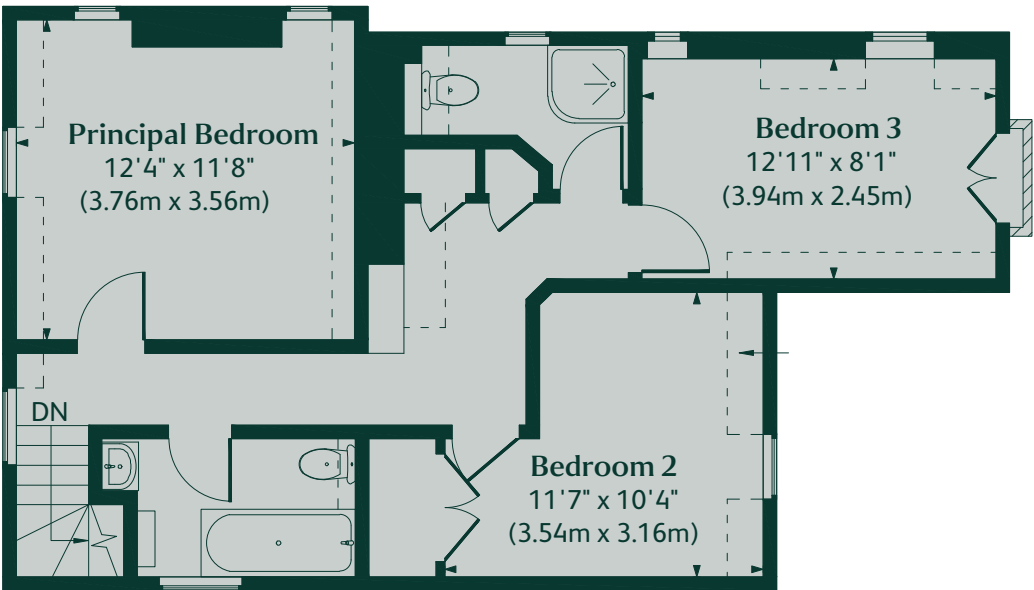
From Stamford, follow Barnack Road along the B1443, passing through the villages of Pilsgate and Barnack. Upon entering Southorpe, continue straight onto Main Street, the property can be found along this road, on your right.



Floorplans

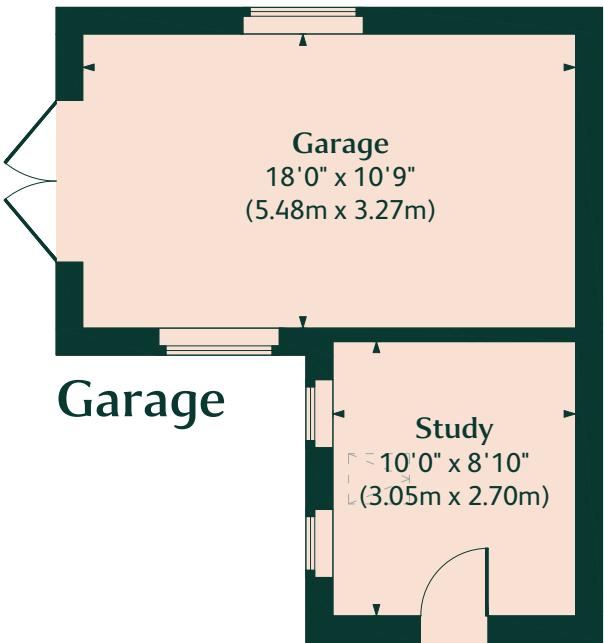


Ground Floor



First Floor

Approximate Gross Internal Area
Main House = 128 sq.m/1376 sq.ft
Garage = 27 sq.m/286 sq.ft
Total = 155 sq.m/1662 sq.f



Garage

IMPORTANT NOTICE

King West, their joint Agents (if any) and clients give notice that:

1. These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
2. The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
3. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
4. All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
5. King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
6. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. King West asks for your co-operation in this regard.
7. These particulars should not be reproduced without prior consent of King West. October 2024.



KING WEST

01780 484520
www.kingwest.co.uk