Rosemary Lane,
Downholland, L39 7JP

OFFERS OVER
£500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A Beautifully Extended, Eco-Conscious Cottage in a Semi-Rural Setting

Set amidst rolling countryside with uninterrupted views front and rear, this exceptional FOUR-BEDROOM SEMI-RURAL COTTAGE has been thoughtfully extended and upgraded to create a warm, modern family home that embraces both comfort and sustainability.

The property benefits from a DOUBLE-STOREY SIDE EXTENSION (2013) and a PART-WIDTH SINGLE-STOREY REAR EXTENSION (2021), dramatically enhancing the living space. In 2021, the entire house was fitted with NEW WINDOWS and BI-FOLD DOORS, framing the idyllic setting and flooding the home with natural light.

The heart of the home is the spacious OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM, where elegant design meets functionality. A generous island, quality cabinetry and seamless flow into the garden make this the ideal space for both entertaining and everyday life.

The property is equipped with a range of ENERGY-EFFICIENT FEATURES including OWNED SOLAR PANELS (installed in 2022) with a SOLAR BOOST WATER HEATING SYSTEM and a 2024 AIR SOURCE HEAT PUMP, making the home gas-free and environmentally conscious. AIR CONDITIONING AND HEATING UNITS have been fitted throughout all four bedrooms and the main living area, ensuring comfort year-round.

Upstairs, the four double bedrooms are beautifully appointed, with far-reaching views and high-quality built-in storage. Two contemporary SHOWER ROOMS complete the accommodation.

Externally, the SOUTH-WEST FACING GARDEN is a true highlight — a large, private lawn and extensive patio take full advantage of the countryside backdrop, perfect for outdoor dining and relaxation.

To the front, a generous paved driveway provides ample parking, and the home's kerb appeal is undeniable.
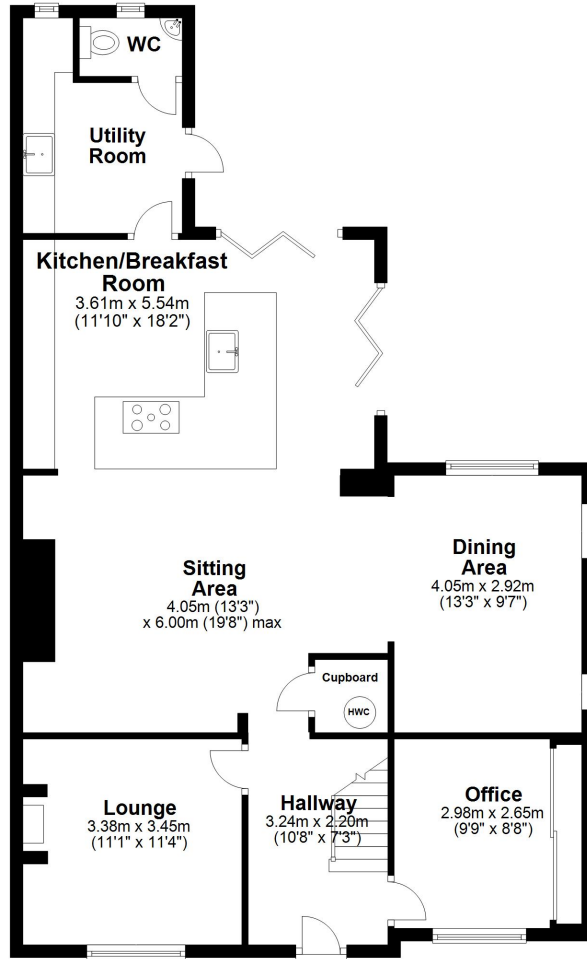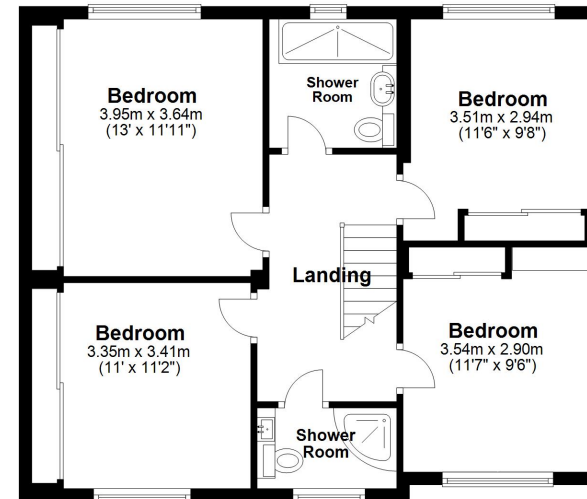
Ground Floor
Approx. 93.2 sq. metres (1003.6 sq. feet)

WC

Utility Room

Kitchen/Breakfast Room
3.61m x 5.54m
(11'10" x 18'2")

First Floor
Approx. 63.6 sq. metres (684.6 sq. feet)

Sitting Area
4.05m (13'3")
x 6.00m (19'8") max

Dining Area
4.05m x 2.92m
(13'3" x 9'7")

Cupboard

HWC

Lounge
3.38m x 3.45m
(11'1" x 11'4")

Hallway
3.24m x 2.20m
(10'8" x 7'3")

Office
2.98m x 2.65m
(9'9" x 8'8")

Bedroom
3.95m x 3.64m
(13' x 11'11")

Shower Room

Bedroom
3.51m x 2.94m
(11'6" x 9'8")

Landing

Bedroom
3.35m x 3.41m
(11' x 11'2")

Bedroom
3.54m x 2.90m
(11'7" x 9'6")

Shower Room

Total area: approx. 156.8 sq. metres (1688.2 sq. feet)

Plan produced using PlanUp.

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