

Rose Cottage

Queens Road, Colmworth, Bedfordshire, MK44 2LA



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Superb Detached, Part-Thatched Family home, with Pool, Outdoor Office/Studio and Countryside Views

A wonderful, C18th 4-bedroom detached country cottage in an unmatched spot. At the end of a no through lane in Colmworth, the Grade II-listed, Rose Cottage, with its fifth of an acre of gorgeous gardens, swimming pool, and an inspiring office cum studio above the detached garage, is available, unsurprisingly, only now the children have flown the nest.

Overlooking the rolling countryside of the North Bedfordshire Wolds, few homes are so peaceful, yet within easy reach of great schools, excellent road and rail links and many other facilities. It's difficult to believe when you're here, but Colmworth is within minutes of the A1, only 25 miles from Cambridge, and handily placed, some seven or eight miles equidistant of Bedford and St Neots, for fast trains from both towns to London and elsewhere, and for the county town's world-renowned Harpur Trust private schools. The village is within the catchment area of other sought-after schools and has its own pre-school and nursery.

The friendly Colmworth community are fortunate too, in their country park, village hall, playing fields and children's play area. Serious golfers have a challenging course on their doorstep, the less serious can pitch and putt, or simply relax at the 19th hole.

Wander down the lane to Sunday service at the 15th century Church of St Denys, where Lady Dyer inscribed a love poem to her husband on one of the most fascinating church monuments in the Country.

The village is blessed with numerous lovely walks for you and your dog along ancient paths crossing beautiful countryside, and there can be few nicer destinations than the 15th century Plough at Bolnhurst. And few nicer homes than Rose Cottage, to come back to.



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AT A GLANCE

4 bedrooms, 2 bath/ shower rooms, as follows:

- Main bedroom, with fitted furniture
- 2 further double bedrooms and 1 single bedroom
- Bathroom, with bath and separate shower
- Kitchen/Breakfast room, with ceramic 1.5 bowl, single drainer sink, AEG double oven, induction hob and canopy hood, integrated dishwasher and tumble dryer, space for freestanding washing machine, integrated refrigerator with ice box, built-in microwave, fitted drop-down television/dvd player/radio – stable door to garden
- Dining room
- Sitting room, with multifuel stove, open to separate Snug area, with French doors to garden terrace
- Garden room, hardwood and glass, with roof blinds and French doors to garden
- Study
- Enclosed porch, with coat/shoe cupboard and shower/cloakroom
- Oil-fired central heating / Double glazing
- **Detached Garage/Gym, with Office/Studio above** – garage with Dura fittings and electric door / studio with air conditioning
- Outdoor pool (heated by air-source pump and with winter and summer covers), with timber pool house, sun lounge area and hot tub – **Note:** Pool recently re-lined
- Gardens, with pond, shed, children's playhouse, side area for bins and outside tap

FURTHER FACTS & FIGURES

- Superfast fibre 2 internet connectivity (BT)
- Council tax band: F / Grade II-listed
- Bedford and St Neots Railway Stations: 8.5 and 7 miles respectively - fast trains to London in under 40 minutes / Cambridge: approx. 25 miles
- Catchment area of Mark Rutherford or Sharnbrook Schools / Pre-school within village / Wilden Primary: 3 miles / Kymbrook Primary: 3.5 miles



Delicately scented pink roses, intoxicating pineapple broom and fabulous fig trees, along with lavender, jasmine and honeysuckle tumbling over the well, provide a spring and summer haven for the birds and bees and a wonderful welcome to Rose Cottage.

Wrapped up in Norfolk Reed (re-ridged just two years ago), it's a joy to live in this warm and cosy cottage in wintertime too. Kick off your boots in the enclosed porch, following that muddy walk to the medieval dam, and slump in front of a roaring log fire in the sitting room's stove.

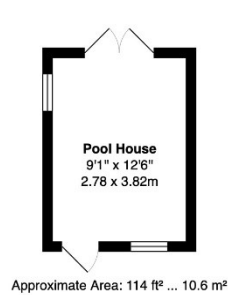
Through an opening in the beautiful timber framing, fascinating for its construction – look closely for the numbers inscribed by the C18th craftsmen - the snug proves the perfect place to lose yourself in the latest best seller, though it's also been a great children's play area and a music room in the past. Fling open the French doors to the garden in summertime and sit with a cool glass of something on the terrace or by the koi pond, where a lovely ceanothus, parlour palm and bulb-filled rockery vie for attention.

For every place at Rose Cottage to come together as a family, including the kitchen and dining room, there's a place to be alone, whether it be the study, the hardwood garden room, or the romantic bedrooms, with their sloping ceilings, gorgeous timbers and lovely outlook.

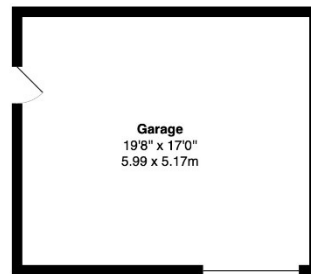
The birdsong-filled garden too is arranged into rooms, albeit entirely naturally, with peaceful and play areas (the children watched over by the monkey bean tree), an array of pollinator-friendly planting, a sweet-scented rose and wisteria walkway leading to the pool, and a cherry, pear and apple archway taking you both to the gym (or will you break the mould and use it as a garage?) and to the studio that, with its Juliet balcony and wonderful views, must be a dream place to work for most – not to mention, whisper it, a dream teenage retreat.

Fortunate, indeed, are children raised here, with fields all around them and plenty to make them popular with friends. But Rose Cottage is great for adult entertaining too – an all-round super family home.

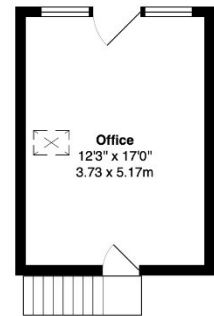




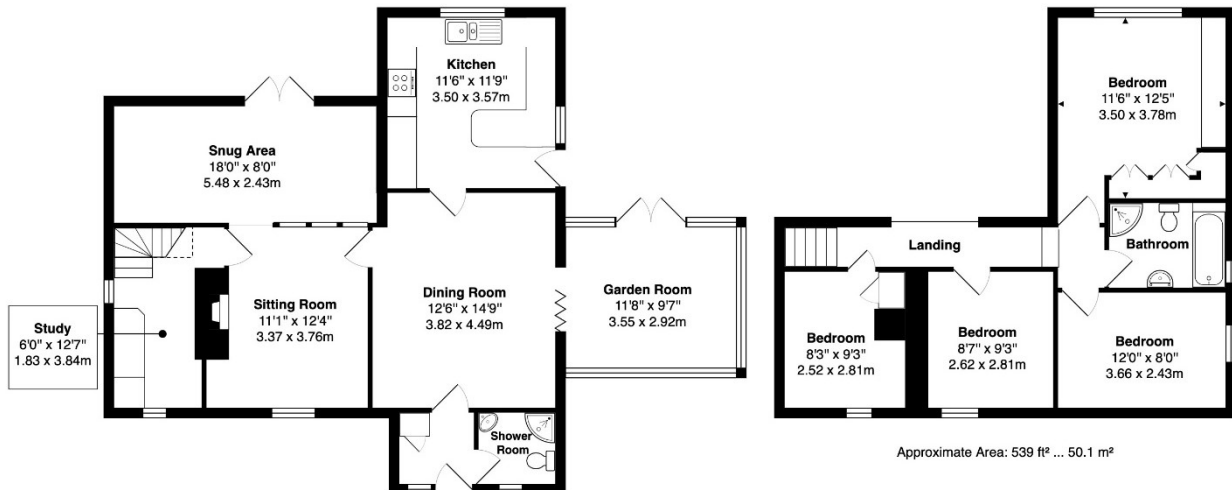
Approximate Area: 114 ft² ... 10.6 m²



Approximate Area: 334 ft² ... 31.0 m²



Approximate Area: 208 ft² ... 19.3 m²



Approximate Area: 869 ft² ... 80.8 m²

Approximate Area: 539 ft² ... 50.1 m²

Approximate Area: 2064 ft² ... 191.7 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.





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To discuss this unique home or one you wish to sell, please contact us.

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