



Rose Cottage Elsing Road, Lyng

£525,000 Freehold



websters.

This exceptional three-bedroom detached cottage, originally built in 1863, has been thoughtfully renovated and extended to create a home where historic character and contemporary design exist in effortless harmony. The spacious entrance hall makes an immediate impression. A polished concrete floor creates a striking juxtaposition against the buildings historic fabric, guiding the eye towards a beautifully crafted bespoke oak staircase. Exposed brickwork, flint detailing and substantial oak beams celebrate the cottage's heritage, while introducing a calm and refined contemporary aesthetic.

To the rear, the house opens into an impressive open-plan kitchen, dining and living space. The true heart of the home. Designed to accommodate both everyday living and entertaining with ease, the kitchen features bespoke cabinetry and distinctive copper worktops, complemented by premium Bosch appliances.



- › Beautifully renovated & extended three-bedroom detached cottage
- › Spacious open-plan kitchen and dining area with bespoke cabinetry and distinctive copper worktops
- › Former Victorian school building with planning permission for studio or self-contained annexe
- › Character features throughout, including exposed brickwork, flint detailing and substantial oak beams
- › Underfloor heating with traditional wood-burning stove
- › Oak-framed porch, matching



Expansive glazing floods the area with natural light, creating a bright and welcoming atmosphere throughout the day.

For quieter moments, the snug offers a more intimate retreat centred around a traditional wood-burning stove. Here, exposed flint walls, inset arched shelving and classic wooden shutters create a warm and characterful setting.

Practicality has been carefully woven into the design. The adjoining utility room with WC provides space for laundry appliances and additional storage with a side stable door entrance for muddy boots after those long country walks.

The former garage has been thoughtfully converted into a versatile room that could serve a variety of purposes, including a study, studio, gym, playroom or fourth bedroom. It connects directly to a covered outdoor kitchen area, creating an ideal setting for year-round entertaining.

Underfloor heating extends throughout the ground floor, providing comfort and efficiency, with column radiators serving the first floor. All heating is zoned and can be managed remotely via any mobile device.

Upstairs, three well-proportioned double bedrooms provide flexibility for family living, guests or home working. The principal bedroom showcases the home's original character and features a walk-in dressing area alongside a distinctive South American-inspired ensuite. Bathrooms are finished to a high standard, including Cross brass fittings and a classic roll-top bath.

Externally, the property enjoys a private and well-established setting, with gardens designed to support both relaxed family living and entertaining. The rear garden is laid mainly to lawn with mature planting that enhances the sense of privacy and calm. A raised resin-bound terrace provides the perfect setting for outdoor dining during warmer months. The covered outdoor kitchen and BBQ area, finished with timber panelling and integrated downlighting, offers a contemporary space for al fresco entertaining throughout the seasons.

An additional outbuilding, the original village schoolhouse, benefits from planning permission for conversion into a studio or self-contained annexe, offering excellent potential for guest accommodation, home working or creative space.

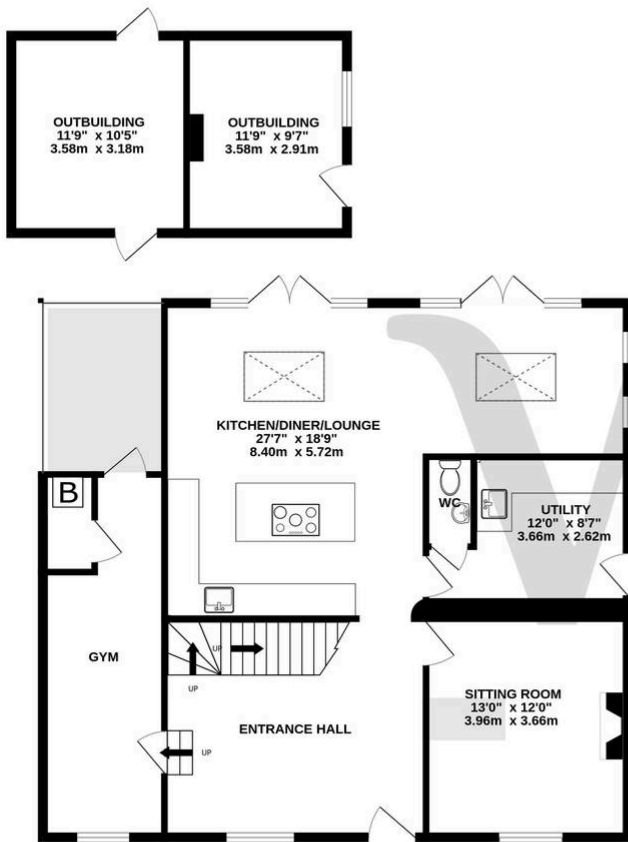
To the front, an attractive oak-framed double cart lodge provides covered parking for two vehicles, alongside additional driveway parking.

The house reflects a careful balance of heritage and contemporary design, where original structural features sit harmoniously alongside modern finishes. The result is a home of warmth, character and enduring appeal

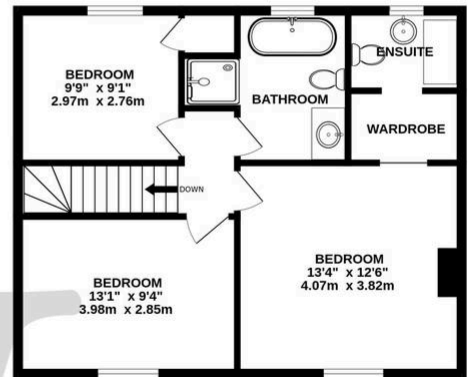
Council Tax band: C

Tenure: Freehold

GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1888 sq.ft. (175.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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