

CURRAN  
BIRDS  
+ CO

Rose Cottage, DE65  
£325,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



Rose Cottage, Hoon Ridge is a charming property set within an exclusive, private courtyard development on the fringes of Hilton, offering a perfect rural retreat with a strong sense of community. The home enjoys spectacular views over open fields, enhancing its appeal for those seeking a peaceful lifestyle.

The spacious lounge and stunning breakfast kitchen offer an inviting space for both relaxation and entertaining. With two well-sized bedrooms, this property is ideal for those looking to enjoy the rural surroundings while maintaining a convenient connection to local amenities.

Outside, the property benefits from a large garden adjacent to the house, providing an ideal space for gardening enthusiasts with various seating areas and a summer house, perfect for relaxing in the warmer months. The property's position within the courtyard offers an added sense of community, with designated parking within this shared space. Rose Cottage truly combines the beauty of rural living with a welcoming atmosphere.









Situated in a tranquil setting, this delightful home offers an abundance of character, with many original and period features that add to its charm. The entrance features a striking stained-glass door, leading into a spacious hallway that provides access to the main living areas. The dual-aspect lounge is a highlight, with a front-facing window and French doors that face onto the courtyard, offering ample natural light and beautiful views of the surrounding area. The exposed ceiling beams and impressive brick fireplace with child hearth create a warm and welcoming atmosphere, perfect for cosy evenings.

The heart of the home is the stylish breakfast kitchen, which boasts high ceilings, wool and base units, and ample space for a range cooker and dresser unit. Quarry tiled floors and a Belfast sink with a mixer tap enhance the rustic appeal of the space. The utility room provides further practicality with space for appliances, worktop, and shelving.

Upstairs, the gallery landing is flooded with natural light, leading to the master bedroom with stunning garden views and high ceilings. A separate WC offers added convenience. The second bedroom, also with garden views, includes built-in storage cupboards and access to the loft space. The bathroom, featuring a rainfall shower, bath, and vanity unit, is both stylish and functional.

A standout feature of the property is the large garden, which stretches adjacent to the house and is perfect for gardening enthusiasts. This beautifully landscaped space offers various seating areas, ideal for alfresco dining or simply enjoying the serene surroundings. The garden is enclosed by a hedge boundary, providing a sense of seclusion, while the summer house offers a perfect retreat for relaxation during the warmer months. The views across the open fields create a truly picturesque backdrop, enhancing the appeal of this property.









CURRAN BIRDS + CO



Set within the exclusive Hoon Ridge development on the outskirts of Hilton, this property enjoys a peaceful location that's still within easy reach of local amenities. Hilton village offers a range of services, including village pubs, a supermarket, two primary schools, and a shopping precinct, all set against a backdrop of scenic countryside. Outdoor enthusiasts will appreciate the Great Northern Cycle Path, which provides excellent cycling and running routes through the surrounding landscapes.

For those who enjoy sport, Broughton Heath Golf Club and Church Broughton Tennis Club, with its outdoor floodlit padel tennis court, are both nearby. With excellent road links, this location offers quick access to surrounding towns and cities, making it an ideal spot for those seeking a peaceful retreat while remaining well-connected to everything they need. The surrounding countryside adds an extra layer of charm, providing an idyllic environment that's hard to beat.



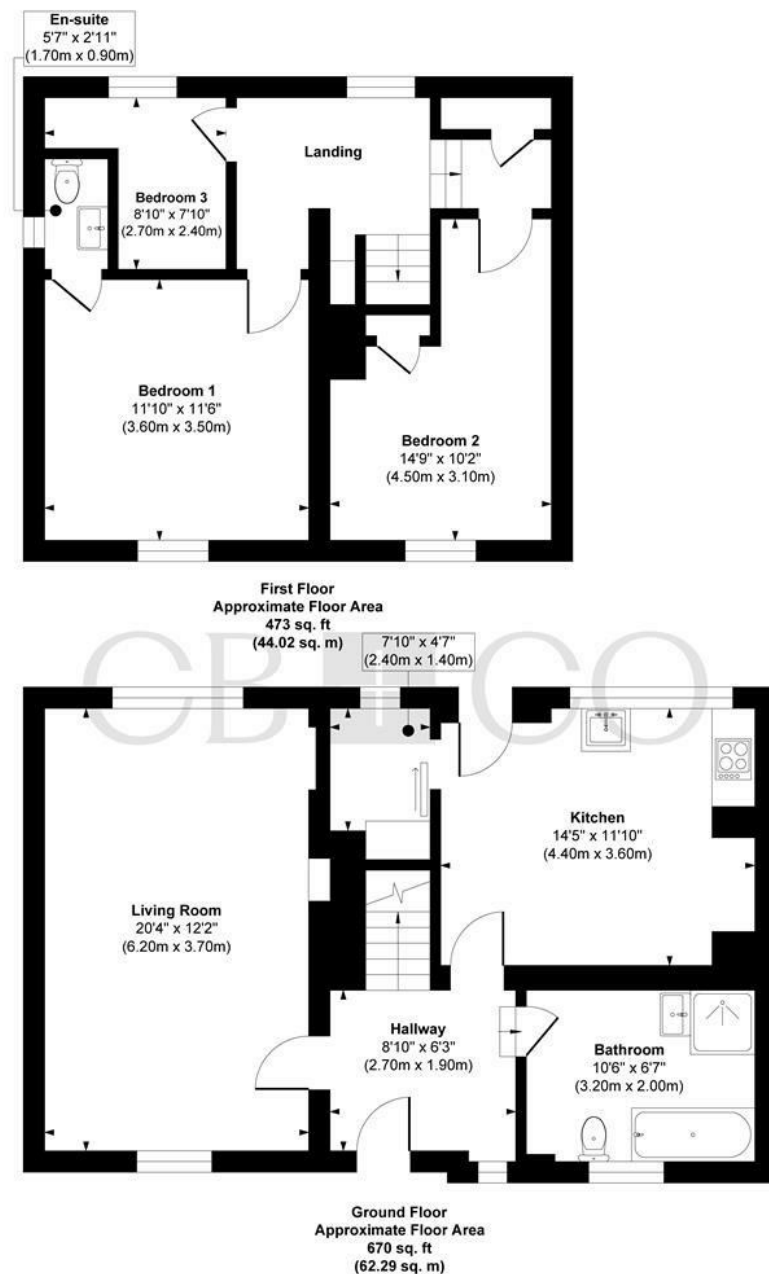












**Approx. Gross Internal Floor Area 1143 sq. ft / 106.31 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Inviting Lounge With Dual Aspect Views & French Doors Opening To The Courtyard
- Spacious Breakfast Kitchen With High Ceilings
- Bedrooms Offering Scenic Garden Views & Ample Natural Light
- Exposed Ceiling Beams & Traditional Brick Fireplace Creating A Homely Atmosphere
- Spacious Bathroom With Four Piece Suite
- Large Garden Adjacent Perfect For Outdoor Entertaining & Gardening Enthusiasts
- Views Across Open Fields, Providing A Picturesque Backdrop
- Exclusive Hoon Ridge Development, Offering a Peaceful Courtyard Community
- Easy Reach Of Hilton's Village Amenities, Pubs, Supermarkets & Schools
- No Onward Chain

### Size

Approx 1143.00 sq ft

### Energy Performance Certificate (EPC)

Rating F

### Council Tax Band

C



# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved