



Rose Cottage
40 High Street, Brant Broughton, Lincolnshire. LN5 0SL

BELL



Rose Cottage

40 High Street, Brant Broughton

This is an outstanding and highly substantial detached period family residence (GIFA 3,046 sq ft / 283 sq m), dating in part to circa 1720, and displaying considerable charm and character throughout. The property stands within delightfully private, landscaped grounds extending to approximately 0.16 of an acre (sts), positioned in the heart of the highly regarded village of Brant Broughton, renowned for its collection of distinguished period and contemporary homes.

The beautifully arranged three-storey accommodation is appointed to a high standard throughout, featuring three principal reception rooms of notable character, a superb family dining kitchen, and six bedrooms, four of which benefit from well-appointed ensuite facilities.

The ground floor layout also offers excellent flexibility, including the potential to create self-contained annex accommodation, if required.

The house has previously operated as a successful boutique bed and breakfast, whilst also serving as a most impressive and practical family home — a fine example of a period property thoughtfully adapted to meet the needs of modern living.



ACCOMMODATION

Substantial Feature Entrance Hall a wonderful eye-catching introduction to the home, with an attractive leaded light style double glazed panelled front entrance door, large feature period flagged stone floor, a wood burning stove to one side set on a



flagged hearth, built in storage cupboard space to one side of chimney breast, open stone featuring to one wall and radiator. Staircase up to first floor, attractive continental style double doors through to dining kitchen, braced cottage style doors through to dining room, steps down and double panelled doors through to:

Snug a delightful room full of character having a very pleasant westerly outlook across the High Street; delightful fireplace with woodburning stove set on a quarry tiled hearth with accompanying ornament plinths set on either side, exposed ceiling joists, engineered oak flooring, radiator with decorative radiator cover, ceiling cornice and wall light fittings.

Dining Room having a westerly view out over the High Street; stone feature fireplace (closed), attractive open stone featuring to walls in part, serving hatch with doors through to kitchen, delft shelf, exposed ceiling joists, engineered oak flooring, radiator with decorative radiator cover and wall light fittings.

Dining Kitchen a wonderful feature room for the family with bifold doors providing an attractive view and access into the delightfully landscaped rear gardens.

The kitchen area has an expensive range of fitted oak featured units and work surface areas comprising; Belfast sink and fitted work surface to one side with room for dishwasher beneath. The work surface extends around the adjoining wall with drawer and cupboard space beneath, room between units for the Esse cooking range with extractor unit above, storage cupboard space and wine rack set on either side respectively. Further extensive work surface to one wall which extends out into the room to provide peninsula divide between the kitchen and dining area with breakfast bar set on one side; an accompanying excellent range of drawer and cupboard space; room for appropriate kitchen white goods and two brushed steel Lamona ovens beneath,, AEG LPG gas fired hob to surface, with Kalstein cooker hood and wall cupboards above. There are exposed ceiling joists, tiled splash backs as appropriate, large tile flooring, serving hatch with detailed braced panel doors into the adjoining dining room, and contemporary design style vertical radiator. Cottage style ledge and braced panelled doors to:



Large Living Room of some considerable charm and character with French doors with a very pleasant easterly outlook over the gravelled seating area and beyond into the garden. There are two feature gable end semi-circular window casements with folding oak window shutters either side of the fireplace with its wood burning stove set on a slate hearth. Exposed ceiling joists, shelved ornament niche, oak flooring, two radiators with decorative radiator covers and wall light fittings.



Rear Hallway with an appealing view out over the garden patio area; cloaks lobby area, attractive wall panelling to dado rail height, tiled floor and radiator. Contemporary oak panelled door through to garage and cottage style ledge and braced panelled doors through to all other adjoining areas of accommodation. Cloakroom comprising small wash hand basin with tiled splashback, low level WC, cottage style wall panelling to dado rail height and access to roof space.

Laundry Room/Utility overlooking the driveway and entrance to the garage; having a large area of fitted work surface with a ceramic sink inset, accompanying cupboard space and room for laundry white goods beneath. High-level storage cupboards and shelving, tiled splashbacks to work surface areas and radiator.

Annex Bedroom a delightful bedroom with high vaulted ceiling level and French doors with plantation shutters providing an attractive view over and access out into the rear garden; clothes hanging alcove and a Dimplex wall mounted room heater. Sliding panelled door to:

Feature En-suite Shower Room having high vaulted ceiling level with roof window and high-quality contemporary design style appointment comprising; large walk-in shower cubicle area to one end with Mira shower fitting, wash hand basin with toiletry cabinet and drawer space below and low level WC, Very attractive wall tiling with a large vanity mirror inset, tiled floor, Dimplex wall mounted room heater, inset ceiling spotlights and extractor vent.

First Floor

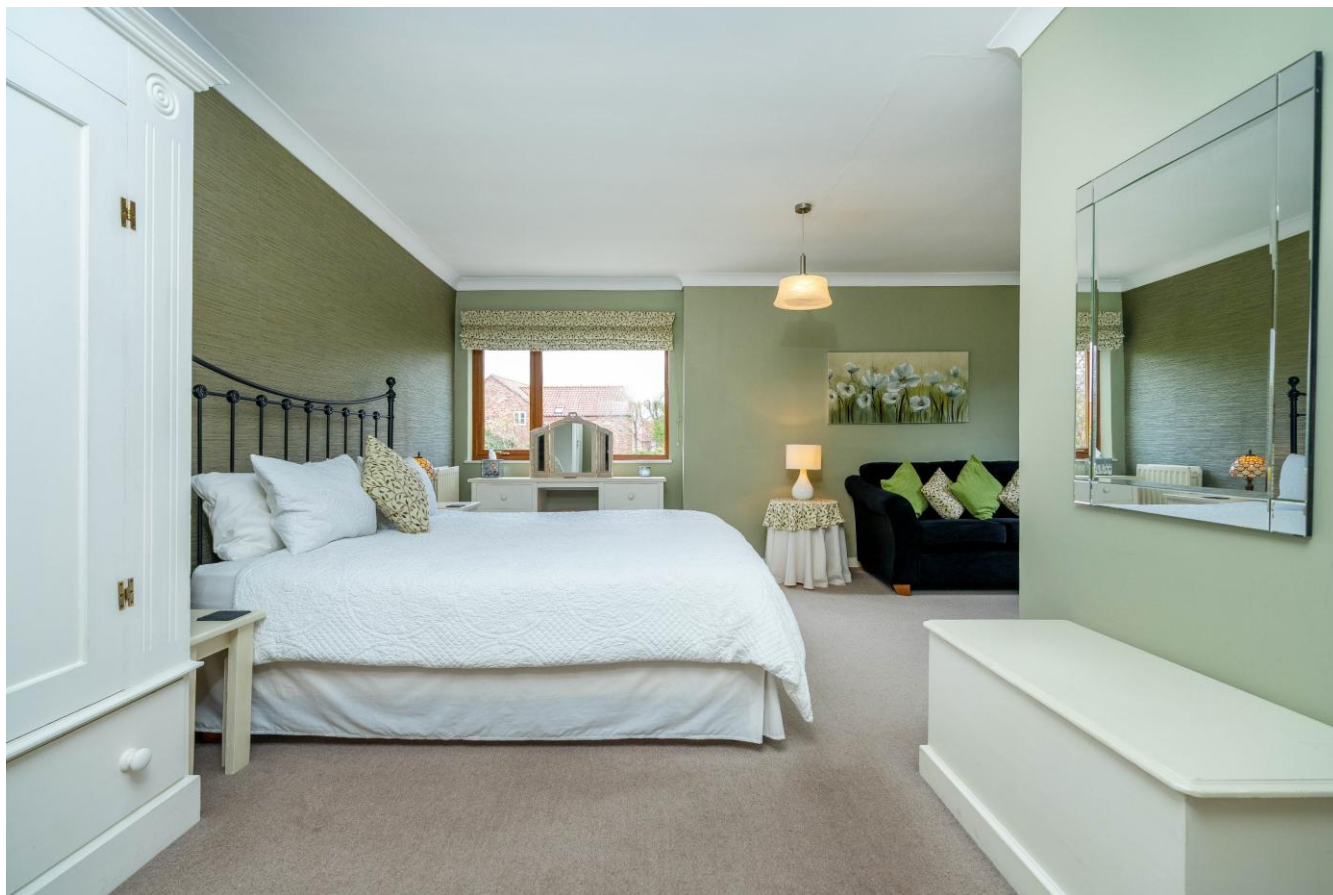
Large Feature Landing with restrictive sloping ceiling height in part and a low level window casement providing an attractive glimpse of the landscaped rear garden; exposed roof timber and cottage style built in linen cupboard space, radiator and wall light fittings.

Bedroom having a most appealing view out across the High Street towards other attractive neighbouring period homes; large walk-in clothes closet to one corner with a braced panelled cottage style door and radiator with decorative radiator cover. Sliding panelled door to:

En-suite Shower Room having contemporary appointment comprising; good sized shower cubicle across one wall with appropriate shower fitting and full height wall tiling; wash hand basin with toiletry cabinet space below and low-level WC with concealed cistern. Wall tiling to full height to all walls with large vanity mirror inset, tiled floor, ladderback style radiator/towel rail, inset ceiling spotlights and extractor vent.







Family Bathroom of good proportions, appointed in an attractive country cottage style having built-in shower cubicle to one corner with appropriate shower fitting and accompanying full height wall tiling, panelled bath, wash hand basin with toiletry cabinet below and low level WC. Built-in airing cupboard containing the insulated hot water cylinder, further built in storage cupboard space, attractive wall panelling to dado rail height, tiled floor and a large feature vertical radiator.

Bedroom with a pleasant westerly view down over High Street; coving, radiator and wall light fitting.

Bedroom having steps down from the landing and attractive westerly outlook across the High Street; built-in clothes closet and radiator. Sliding panelled door to:

En-suite Shower Room having attractive contemporary appointment comprising good-sized built-in shower cubicle to one wall with shower fitting and full height wall tiling, wash hand basin with toiletry cupboard space below and low-level WC with concealed cistern. Full height tiling to all walls with a large inset vanity mirror, tiled floor, ladderback style radiator/towel rail, wall light fittings and extractor vent.

Principal Bedroom enjoying a most delightful easterly view out over very private landscaped rear garden, as well as an southerly outlook across to neighbouring homes down the High Street; coving and two radiators. Stripped pine braced cottage style door to:

En-suite Shower Room of excellent proportions with attractive quality appointment comprising; a good sized shower cubicle set to one wall with shower fitting and full height wall tiling, wash hand basin with a marble wash stand surround and toiletry cupboard space below and low level W., Wall panelling to dado rail height, a substantial vanity mirror to one wall, wall mounted medicine cabinet, small linen/ornament alcoves either side of shower cubicle area, oak flooring, coving, period style radiator/towel rail and inset ceiling spotlight fittings.

Second Floor

Bedroom an absolutely, charming bedroom with high vaulted ceiling level with exposed roof timbers, two feature gable end windows with a pleasant southerly outlook into the village; fitted wardrobe, cupboard and shelf space to one wall; radiator and access to roof space





OUTSIDE

From the roadside there are large secure double gates providing access through to the good sized private block paved driveway courtyard which offers more than ample parking for both family and visitors, as well as access to the attached good sized **Garage** with up and over door, uPVC double glazed panelled side entrance door, service door through to rear hallway of accommodation, light and power. Set down the northern elevation of the garage there is a useful lean-to open wood store and space for wheelie bins storage. There is an outside water tap and security lighting.

The main garden adjoining the rear eastern and southern elevations of the house are an absolute delight, well enclosed and 'very private' for such a central village location as this. There are charming paved and gravelled garden patio areas with raised flowerbeds, onto which the bifold doors of the dining kitchen and the French doors of both the sitting room and annex area bedroom open.

There is a large area of formal lawn set within meandering flowerbeds and borders containing a profusion of attractive shrubs, flowering plants and trees including Iris, Bay, Orange Blossom, Lavender, Roses, Bamboo, Hawthorn, Holly, Birch, various fruit trees and yet more. Set to the far north eastern corner of the garden is a wonderful feature gravelled seating area, from where you can survey the house and its grounds in the spring/summer months, with an attractive stone feature raised garden area to its rear and an accompanying small wildlife pond with a range of water plants. Set to the south eastern corner of the garden is a useful garden shed. There are exterior weather secure power points, exterior lighting fittings and a water tap.

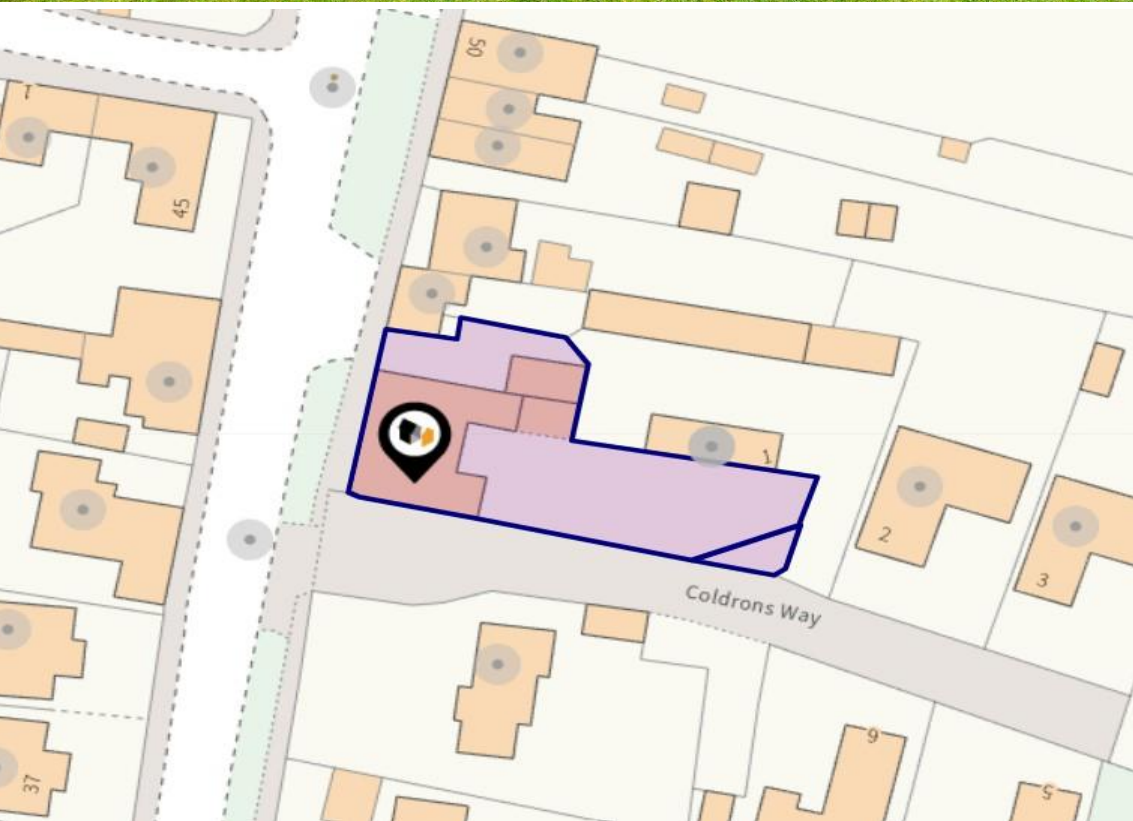


THE AREA

Brant Broughton is a highly regarded conservation village, characterised by its wide High Street and attractive mix of period and contemporary homes. Historically, many residents were London-based, using the village as a country retreat during the coaching era of the 18th and 19th centuries.

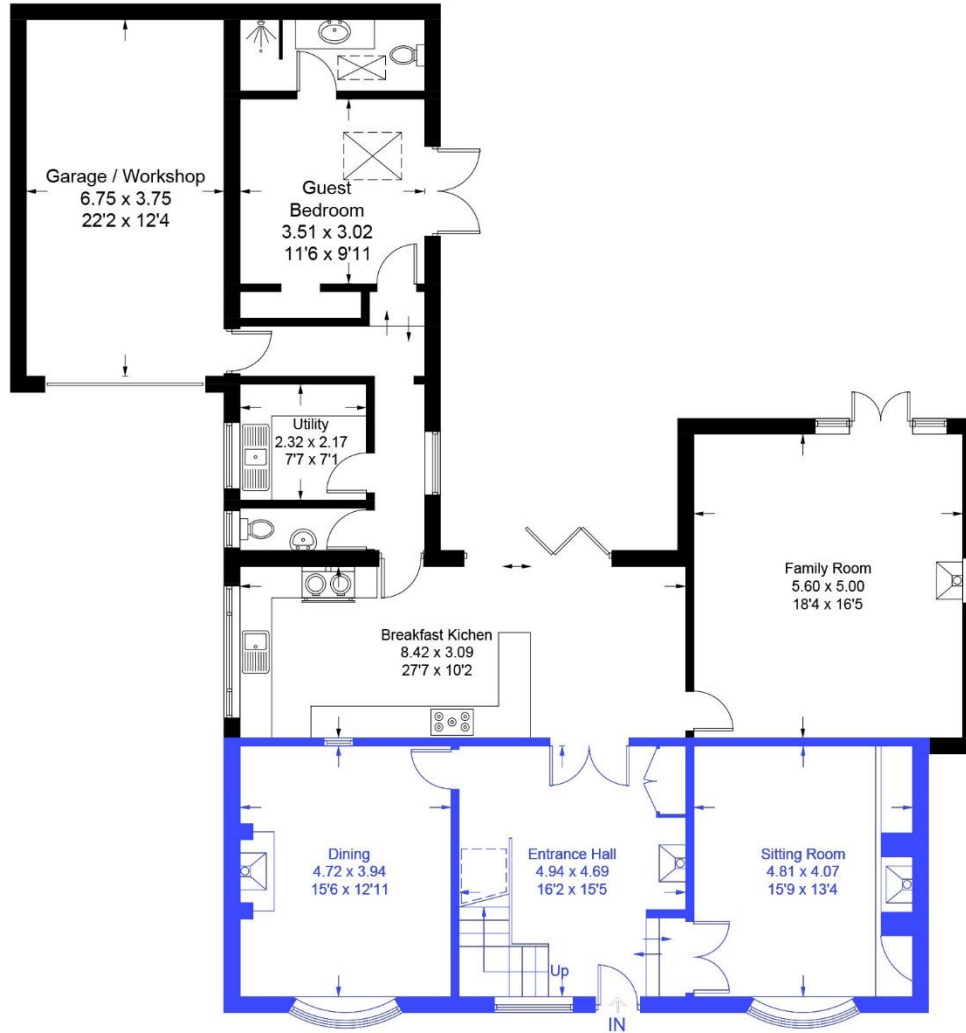
Village amenities include a primary school, hairdressers and public house. The village is also well placed for commuting, with Lincoln approximately 12 miles to the north (around 20 minutes by car) and Newark approximately 8 miles to the west (around 15 minutes), offering high-speed rail services to London King's Cross in approximately 75 minutes. The area is also well served by road via the A17 and A1, with convenient access to surrounding RAF bases



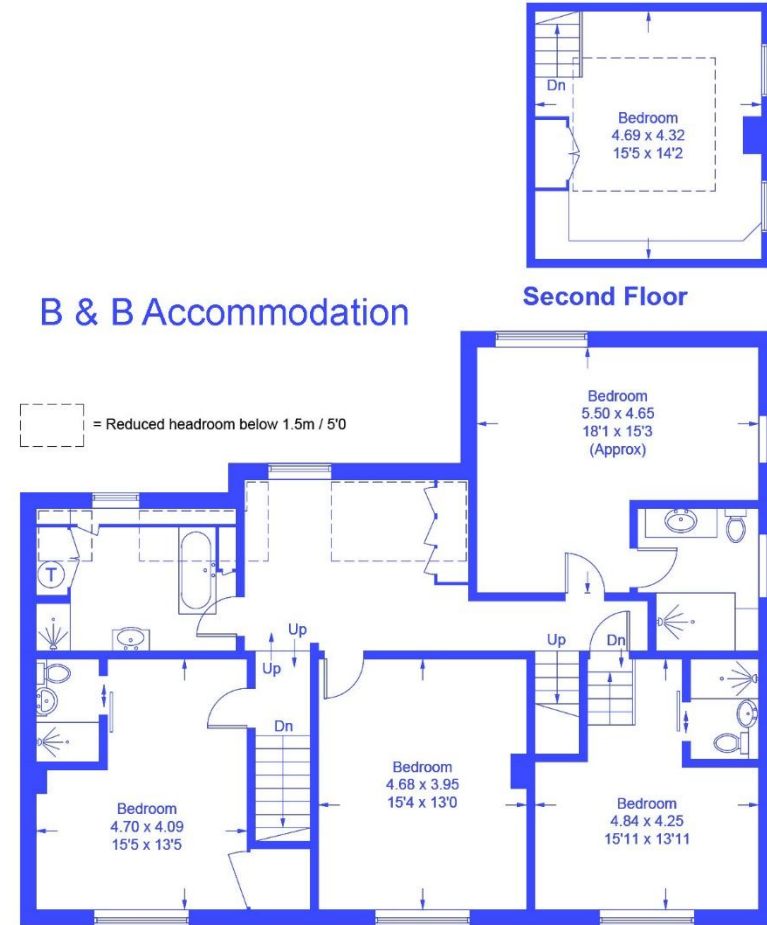


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Approximate Gross Internal Area
 Ground Floor = 184.2 sq m / 1,983 sq ft
 First Floor = 122.8 sq m / 1,322 sq ft
 Second Floor = 20.2 sq m / 217 sq ft
 Total = 327.2 sq m / 3522 sq ft
 (Including Garage / Workshop)



Ground Floor



First Floor

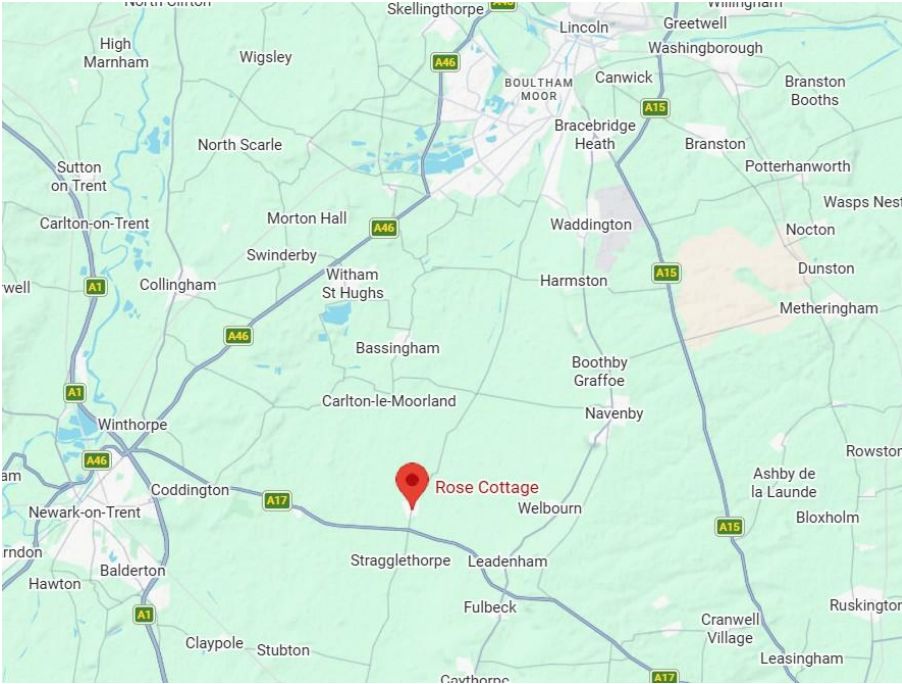
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

ENERGY PERFORMANCE RATING:

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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