





****NO UPWARDS CHAIN**** Royal Oak Cottage is a beautiful and surprisingly substantial character home, set within the sought-after village of Church Broughton. Behind its attractive painted-brick frontage lies a wonderfully individual family home, combining exposed beams, brick fireplaces and period detail with generous accommodation arranged over two floors.



ABODE
SALES & LETTINGS

Accommodation

Royal Oak Cottage is a beautiful and surprisingly substantial character home, set within the sought-after village of Church Broughton. Behind its attractive painted-brick frontage lies a wonderfully individual family home, combining exposed beams, brick fireplaces and period detail with generous accommodation arranged over two floors.

The welcoming entrance hall immediately sets the tone, with timber beams, exposed brickwork and an impressive open fireplace. From here, the main living room offers a warm and inviting space for everyday family life, again featuring a character fireplace and original beams. A further versatile reception room provides an ideal snug, playroom, home office or hobby room.

At the heart of the home is the superb kitchen/dining space. Fitted with a range of deep blue cabinetry, a central island and farmhouse-style sink, it is both stylish and practical, with ample room for dining and direct access out to the garden. A useful ground-floor WC cloak room has a laundry area and plumbing for appliances, completing the accommodation on this level.

The first floor offers five bedrooms in total, including a particularly impressive principal bedroom with a large adjoining dressing room and en-suite shower room. The further four bedrooms are all well proportioned and provide flexibility for family life, guests or working from home. There is also a beautifully presented family bathroom with freestanding roll-top bath, together with a separate shower.

A sizeable loft room is currently used as an entertaining space. With skylights and useful eaves storage, it offers additional flexibility and is accessed by a pull-down ladder rather than a fixed staircase. There are also two unconverted attic areas suitable for storage.

Outside, the rear garden is a private and established double-aspect space with paved seating areas, planted borders, a lawned section and a vegetable patch. A summer house benefits from lighting and power, while a covered pergola, also equipped with power, provides an inviting setting for outdoor entertaining. To the side of the property is a driveway leading to **an oak carport, providing welcome off-road parking, with overhead loft storage accessed by a ladder and an EV charger.**

The Owners Story

When we moved to Royal Oak Cottage our son wasn't quite 2 years old and we were excited about how we could transform the



house, and make it the family home we wanted. It already had amazing features but we wanted to build on those and add our vision to it. So we built an amazing oak framed car port, converted the loft into a play room and planned our refurb project throughout the house.

We rebuilt the bathrooms, opened the main staircase and had a beautiful new kitchen put in which transformed the downstairs space.

Royal Oak has been a heart project for us and the village and community has meant so much more. The local pub, our son going to the primary school, the events the village holds including Halloween, Christmas and party on the park. It's been the best upbringing for our son and great family time for us all.

Enjoying our house over the last 10 years as we developed it has been







amazing, and we will take many special memories with us, including sitting out in our

garden in the sunshine or on an evening and entertaining families and friends. We will be sad to leave Royal Oak but hope that a family will take it on and love it like we have.

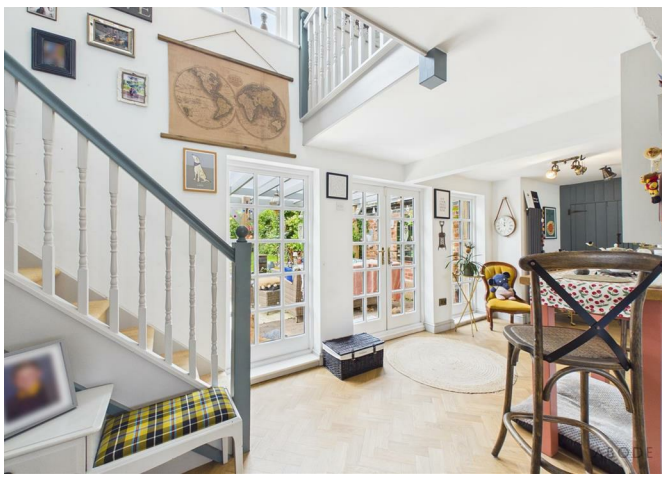


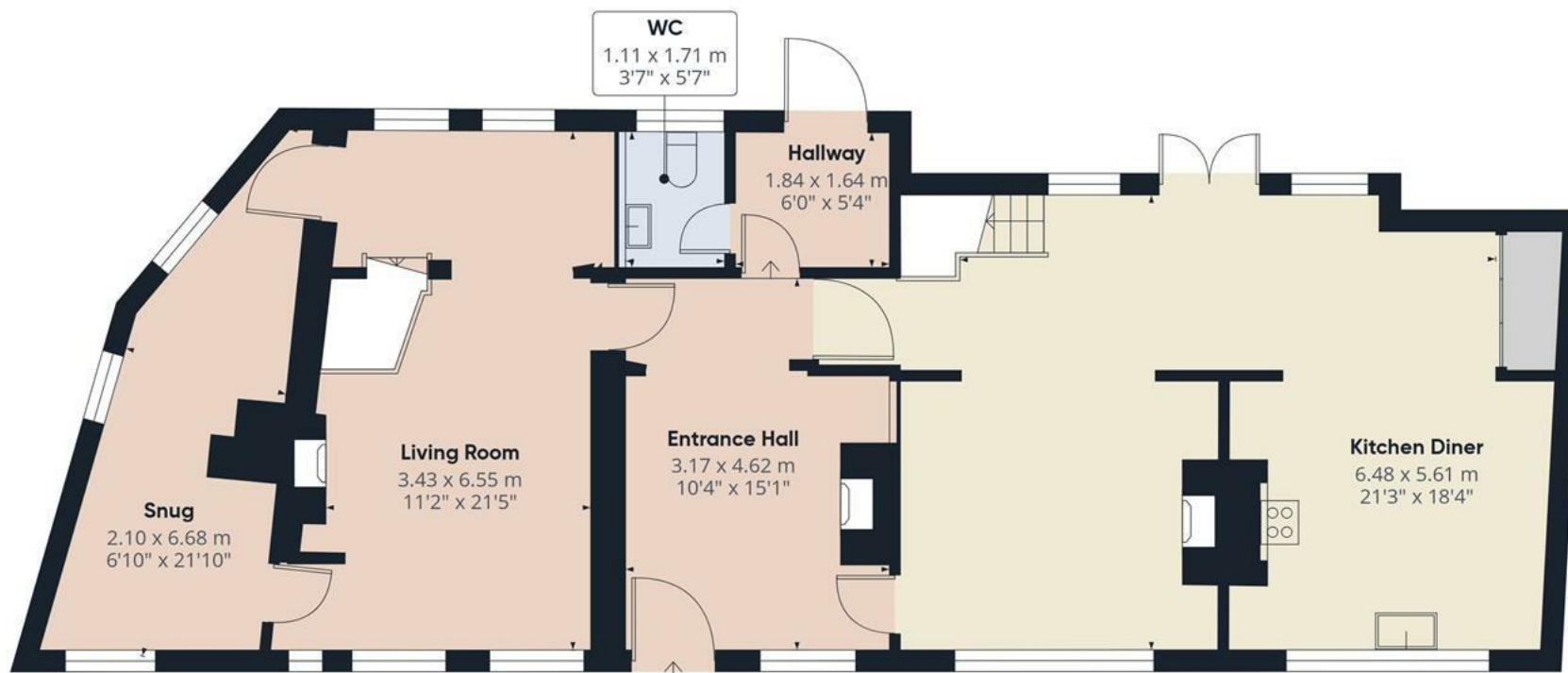












Approximate total area⁽¹⁾

96.2 m²

1034 ft²

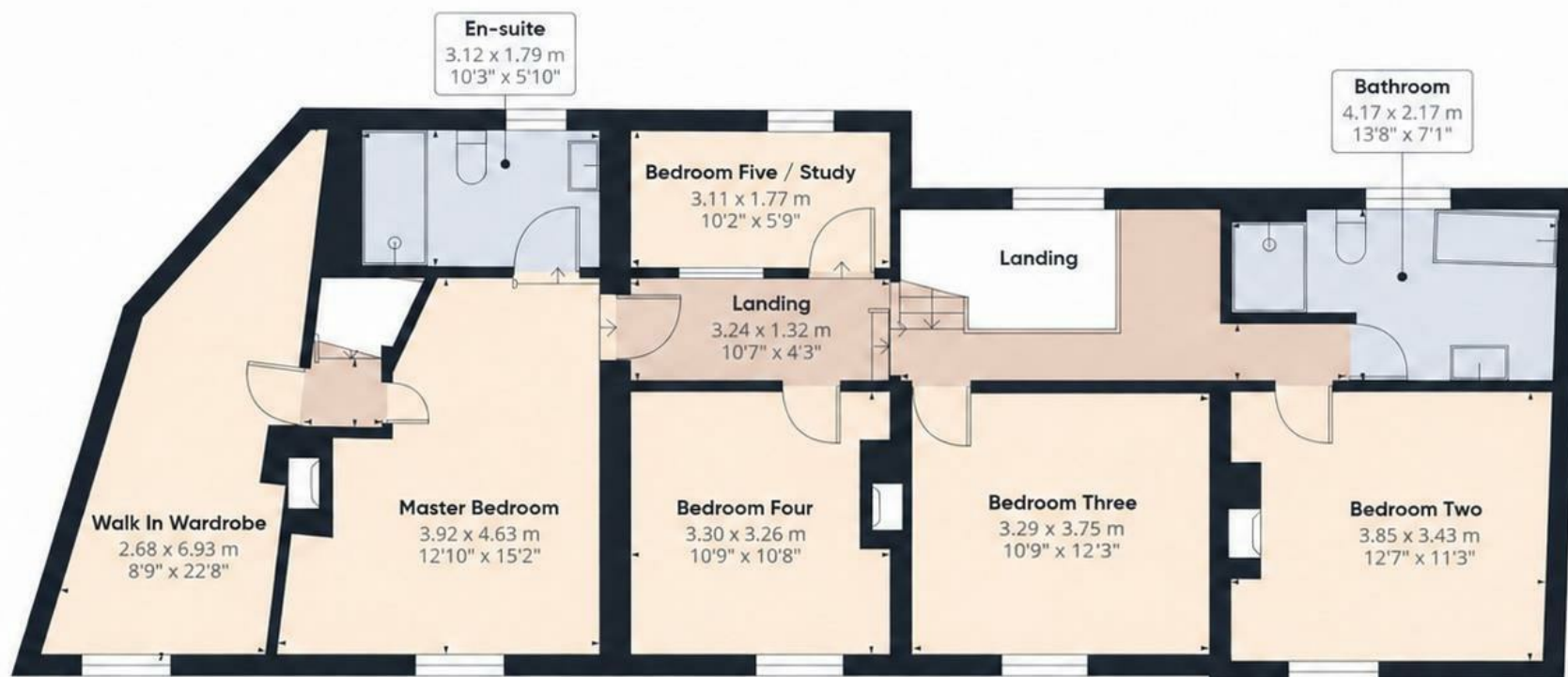
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾

80.8 m²

870 ft²

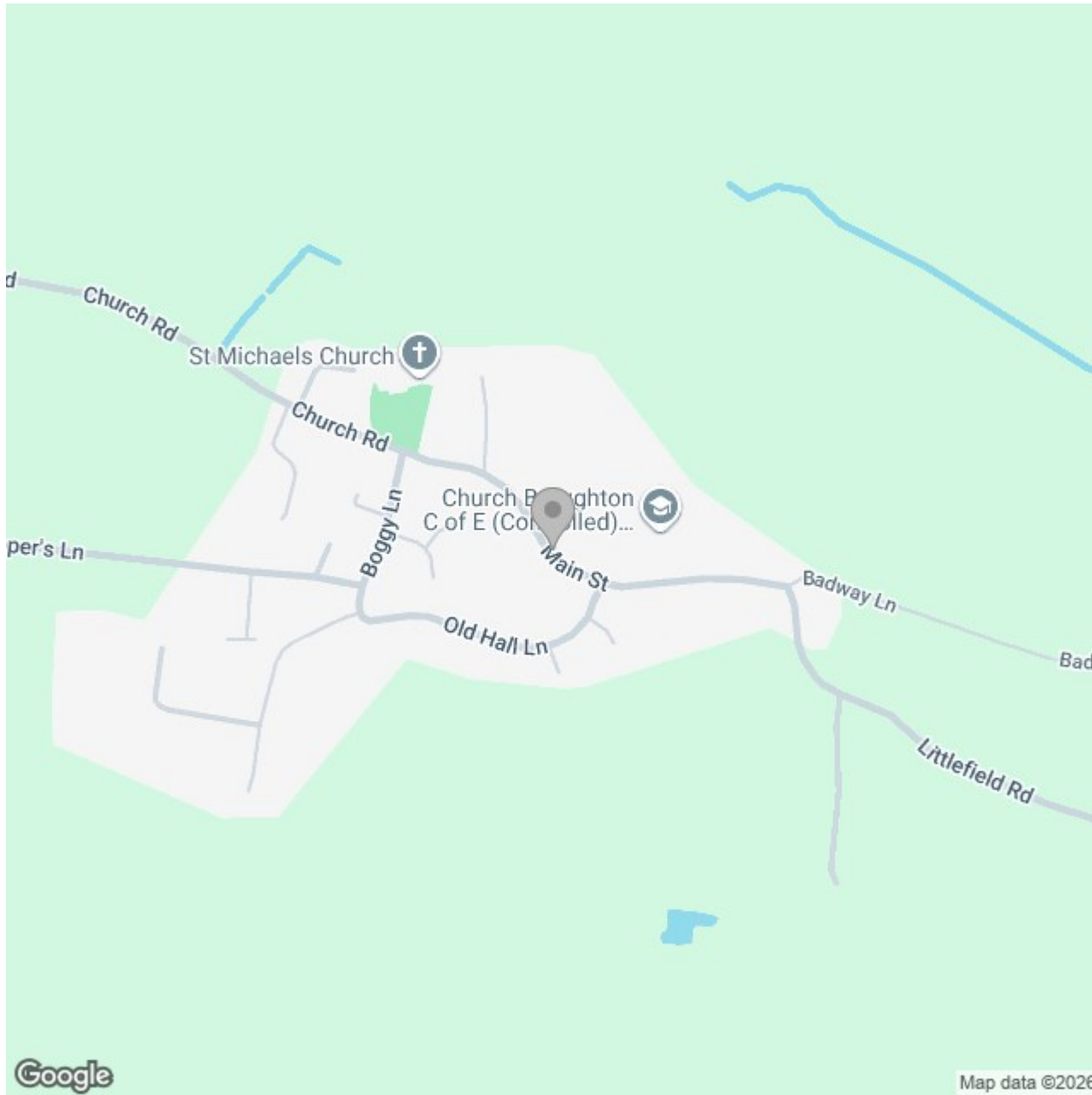
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	