

Overall - Low 5★

Rose Cottage achieves a Four Star rating, as not all areas of sectional consistency reach a level of Five, which is required for a Five Star rating to be awarded.

The property provides a very high standard of comfortable accommodation in Debenham.

All key areas sit safely or higher than the overall rating achieved, ensuring that guests expectations are not only met but most likely exceeded.

Cleanliness - High 5★

Housekeeping throughout all areas of the property is of an excellent standard. An outstanding attention to detail with not a trace of dust to be found.

Public Areas - Safe 5★

The cottage has both a sitting room and a dining room. Decor is of an extremely high standard. Original beams are a feature with the inglenook fireplace creating a focal point on entry. Art works add interest to the crisp emulsioned walls.

The dining room has a laminate floor with the sitting room having original bricks. Suggest that a rug would provide comfort underfoot, particularly in the colder weather.

Leather and upholstered seating provides ample space for all accommodated guests. A leather settee is also positioned in the dining room, offering further space for guests to relax.

Occasional furniture and furnishings are of an excellent standard.

Central heating is fitted throughout the property and consideration is being given to change the open fire to a wood burning stove, which will be more manageable and safer for the guests.

Lighting is well placed with overhead and table lamps providing effective illumination. Standard lamps for reading could be considered behind the settee in the dining room and the armchair by the door in the sitting room.

A further small table may be appropriate for guests requiring set down space by the settee in the dining room.

A solid, contemporary dining table has six matching chairs and is also of an excellent standard.

Bedrooms - High 4★

The three bedrooms offer extremely good visual appeal when entering the rooms. The beamed and emulsioned decor is finished with pictures and hangings. Brand new carpet has thick underlay providing extremely good comfort underfoot.

Furniture is all matching, with sets of drawers, dressers and wardrobes providing ample space for storage.

Consider lining the drawers to enhance further. Curtains are thick and lined providing effective blackout and insulation at the windows.

Central heating continues through with lighting being well placed. The master bedrooms had particularly good directional lighting.

Metal framed beds are sturdy and have deep, supportive mattresses. Cotton bed linen is crisp and duvets feather and down. Scatter cushions and throws are co-ordinated with the room decor and enhance the beds.

Each bedroom is well arranged for guests use. The one single is small although a great deal of thought has gone into the ease of use.

Bathrooms - Safe 4★

The bathroom is on the ground floor and is fitted with a modern and contemporary bath with rain fall shower over. Fittings are new and present very well.

The tiled and emulsioned decor is crisp and bright. Fittings, pictures and window dressing are all co-ordinated. Oak flooring is of an excellent standard.

A ladder style heated towel rail provides warmth and ensures that towels are dried. The overhead light provides good lighting although there is scope to provide mirror lighting.

With just the one bathroom guests can expect a good ease of use.

Kitchen - Low 5★

Guests can prepare and cook meals in the well arranged and spacious kitchen.

A range of fitted wooden units have laminate work tops. An excellent range of equipment is fitted and includes a microwave grill, washer/dryer, dishwasher, fridge/freezer, eye level cooker and hob. Hand appliances are also provided.

Heavy base stainless steel saucepans and utensils are in plentiful supply. Solid cutlery, Denby and local pottery ware and of a high standard.

Central heating is fitted with lighting being overhead, at plinth level, under cupboard and in cupboard. Cooker extraction ensures that smells do not linger.

Highlights

A delightful and charming Grade II listed cottage.

The property is well presented externally with clear signage aiding guests on arrival. Parking is available on road or in a nearby car park.

Guests receive clear information prior to arrival. Business cards, brochures and a web site are used effectively for marketing.

A personal welcome is not given but keys are left in a key safe and a courtesy call is made at a time pre arranged to suit the guests needs. The owners are very conscious that guests wish to relax and enjoy their holiday in peace. A substantial basket of high quality local produce is left and includes apple juice, cake, bread, butter etc. Flowers and toiletries are also provided.

A delightful cottage garden is well tended and two sets of garden furniture provided. A barbecue is also fitted.

A range of personal touches also include televisions with DVD players, i pod player, books and games.

Potential for Improvement

A hand rail on the entrance steps is recommended for guests safety. Understand that permission is being sought (listed property)

Some finishing touches to the end of the garden are still being addressed. Suggest that a gate would stop guests entering the grass seeded area.

Consider a portable radio in the property. As discussed a rug in the sitting room and further reading lamps could be provided if thought appropriate.