

Cottage Description and Highlights

600 sf cottage with its own private garden/yard shaded by two large pecan trees. Construction on cottage was completed August of 2018. I originally planned to use the cottage as a guest house for friends and relatives, but I decided to try a short-term vacation rental platform and is currently listed on VRBO.

My goal from the beginning was to complete the construction with methods, materials in a cottage design and install furnishing and décor with cottage charm. Great detail has been taken to make this guest house adorable, comfortable and reflective of the age of the main home and with lots of Brenham character.

The cottage sits on back of the property and away from main home and is enclosed with an 8ft privacy fence which was installed in early 2019. There is a back gate which opens on to Hosea St. The cottage has separate utilities and power from the main house that connect at Hosea St. There are two exterior power outlets and one hose bib. The cottage is cooled and heated with an Amana high efficiency PTAC wall system. It works extremely well and double ceiling insulation makes the temperature easy to control.

The interior of the cottage is an open concept with a bedroom area, dining area, living area, kitchen area, bath area, large closet and washer dryer connections.

The kitchen area consists of a large antique kitchen counter/cabinet piece purchased at Round Top Festival and originally from a farmhouse in Pennsylvania. An Elkay quartz sink was installed with a disposal. Also, in the kitchen area are a refrigerator, washer and dryer connections, coffee station, antique oven used as a cooking station with microwave, countertop oven and toaster, making the cottage ready for full or part time living.

The bath area is designed with flowing drapery to be drawn to provide privacy and open to showcase the beautiful antique clawfoot tub and sink/vanity. The rare 4 1/2ft clawfoot tub was located in Welcome, Texas and restored back to its original condition from 1930 (date is found on the underside of the tub and is the same year the main house was built). The tub can be used as a soaking tub or shower with a Kingston Brass shower set. A beautiful chandelier makes the bath area, elegant and highlights the fabulous tub.

The closet area is very large and could easily accommodate a rack system. Currently there are two decorative rolling clothes racks which provide plenty of storage for short term guests.

The living area consists of two rockers, an area rug and a small coffee table.

The sleeping area was created with a queen size bed and two antique doors joined with a shelf at the top with greenery and atmospheric lighting, and columns on each side with beautiful antique sconces. This one of a kind headboard was purchased from an antique shop in Benham.

The cottage has two entries. On the front of the building, there is an antique entry door with roses and vines inlaid. The door came from an antique shop in Bellville and still has the skeleton keyhole, although new hardware has been installed. Also adding to the entry is a vintage metal scalloped door canopy purchased from the Round Top Festival and vintage wood window shutters purchased from an

antique shop in Carmine. Adding to the front entry charm are antique picket fence panels, also purchased from Round Top Antique Festival, enclosing the front patio area. The front entry has a paved patio area with a patio set of two chairs, a table and cushions. The black distressed mailbox was purchased at Magnolia Homes in Waco.

The side entry is also used as a main entry and has beautiful French doors leading out to the garden area. No matter where you are in the cottage, you have a view of the garden area and can hear the trickling water from the garden water feature. The side entry is completely shaded by pecan trees and has a 9x15 paved patio, with a 4-piece patio set which includes two chairs and a table and umbrella. With the 8' privacy fence on 3 sides, you are in your own little world. There is an abundance of lush landscaping, birds and a whimsical atmosphere. An iron arch covered with Jasmine leads to the cottage yard and main home. The cottage yard and garden area are lit in the evenings with lantern and string patio lights. The water feature is engaging, and the surrounding flowers provide a relaxing environment.

There is a second set of French doors that are draped to match the entry French doors and that lead to a 7x13 sf storage area. It contains a water heater and lots of valuable space for gardening equipment, tools, etc. The storage area was designed to match the cottage exterior with French doors and a small ramp for mowers, etc. From the exterior, you would never know that behind the draped French doors is valuable storage area. In addition to the storage area, there is a large amount of attic storage.

As mentioned earlier, I made every effort to have a cottage design and not a typical guest house with drop down ceilings and lots of interior drywall which would make the space appear very small. I wanted exposed beams with a beadboard ceiling. In order to get City approval, I had to double insulate the attic, which allowed a beautiful distressed beamed and beadboard ceiling.

I chose matching cottage chandeliers and even a cottage decorative ceiling fan.

I have provided a ROKU tv and it is positioned to be viewed from every area in the cottage.