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A Quaint Urban Cottage

166 Beresford Road

Built in 1927, the English Cottage-style home at 166 Beresford Road is a charming throwback to a time when the Tudor Revival inspired architects and homebuilders to indulge in stucco exteriors, cross-gabled roofs, and narrow leaded windows set in bands. This style, reminiscent of pastoral landscapes and fairytale adventures, can be seen in many Rochester neighborhoods. It is embodied in homes ranging from grand, palatial mansions to charming, intimate cottages.

A sense of coziness and craftsmanship permeate 166 Beresford Road. Throughout the home one finds leaded windows, original hardware, molding, and doors, lovely hardwood floors, and antique, decorative lighting sconces mounted to the walls. The welcoming entryway features a stunning staircase on the left and to the right, a good-sized parlor or living room. In the living room, a brick fireplace (updated with a gas insert), alongside a beautiful built-in bookcase, imbues the room with an authentic and welcoming old-world charm. To the left of the fireplace, two leaded doors provide access to a spacious formal dining room decked out in custom wallpaper and crown molding that complement the structure and style of the home.

A solid-wood, original swinging door leads from the dining room into the kitchen. The kitchen boasts a ceramic tile floor and is well-lit by windows that look out on a quaint and private fenced-in yard. The yard, suiting of an English Cottage home,

features raised beds for ivy and flowers, a stone walkway, and a small patio area outfitted with brick pavers. The first floor also has the added convenience of a powder room and a storage closet.

At the top of the original wooden staircase are two upstairs bedrooms, both spacious and bright. The master bedroom is flanked on one side by a huge walk-in closet in one of the home's gables. The space is so large in fact, that it could instead be used as a nursery considering the room has another closet on the opposite wall. The upstairs bathroom has recently been updated with a new bathtub, sink, and other fixtures. And the original built-in linen closet situated in the hallway adds character, but also practical and ample storage.

A well-cared for and unique home in the very desirable Browncroft neighborhood of Rochester, 166 Beresford Road is listed at \$139,900. The 1,523 square foot home has central air conditioning, a two-car garage, and a paved driveway. The current owners updated the home with blown-in insulation while repairing and refreshing the exterior stucco in the process. All appliances are included. To learn more about 166 Beresford Road or to schedule a visit, contact Tim Kayes of RE/MAX Realty at 585-248-0250.

by Lisa Feinstein

Lisa is Vice President for Institutional Advancement at The Strong and an avid fan of historic architecture and neighborhoods.

