

HILL TOP

Romiley



Welcome

When You Want The Idyllic Country Cottage Lifestyle...Without Living Out In The Sticks. You'll enjoy a laid-back pace of life from this superbly renovated 18th century cottage. But you're still only 5 minutes from Sainsbury's!

Perched high above the village, this chocolate box cottage makes the most of its hilltop location. It is the perfect blend of traditional features whilst benefiting from the current owner's meticulous attention to the recent renovation. You'll love sitting out in your immaculate garden on sunny days with gin and tonics in the garden room as the sun sets.

The front door has a handy porch for all of your walking shoes and coats with handy access to the down stairs wc. The stunning stone mullion window is a perfect example of the traditional features on offer. The current owners have a child's playroom which leads through to a large utility room.

The lounge is a homely and welcoming room, which combines lovely traditional features with clean modern touches. There are gorgeous exposed wooden beams and a traditional mutli-fuel burner to keep you warm in the winter months.





Heart of the Home

The kitchen is the heart of a traditional home, and you'll love to spend time in the spacious kitchen and breakfast room.

It combines the very best of cottage style with all the modern conveniences of integrated appliances and sleek units. The vaulted ceiling adds height to this space and with two pretty windows overlooking the lane at the front of the cottage. You can watch the passing horses as you do the washing up.

There's plenty of seating around the scrubbed farmhouse style table and when the weather allows, bi-folding doors open onto the stunning sunny garden.

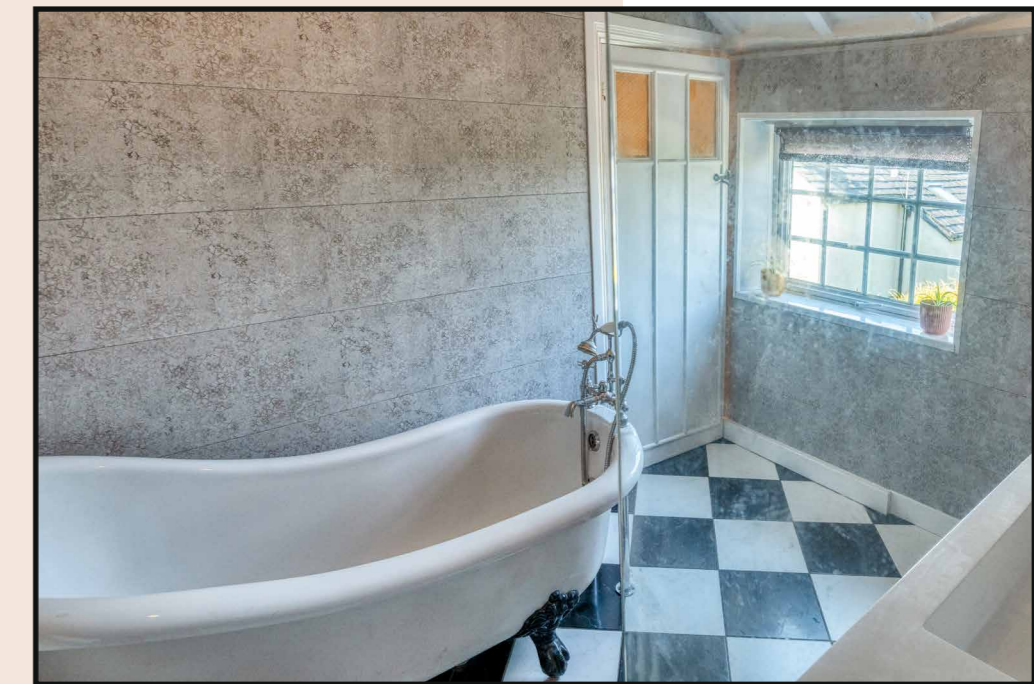
That means you could reserve the formal dining room for 'best'. But that would be such a shame as it's a cosy room for guests to enjoy, the current owners use this space as a reading room, but it would make a perfect home office and should be enjoyed every day.

Bedroom Bliss

Upstairs has two double bedrooms and a single with a timelessly stylish family bathroom, complete with roll top bath and walk in shower.

The principal bedroom is particularly impressive. It has traditional beams and views over the rear garden. A king-sized bed with several wardrobes and further storage are all options in this beautiful room.

There is also a guest bedroom downstairs with a private door out onto the garden.





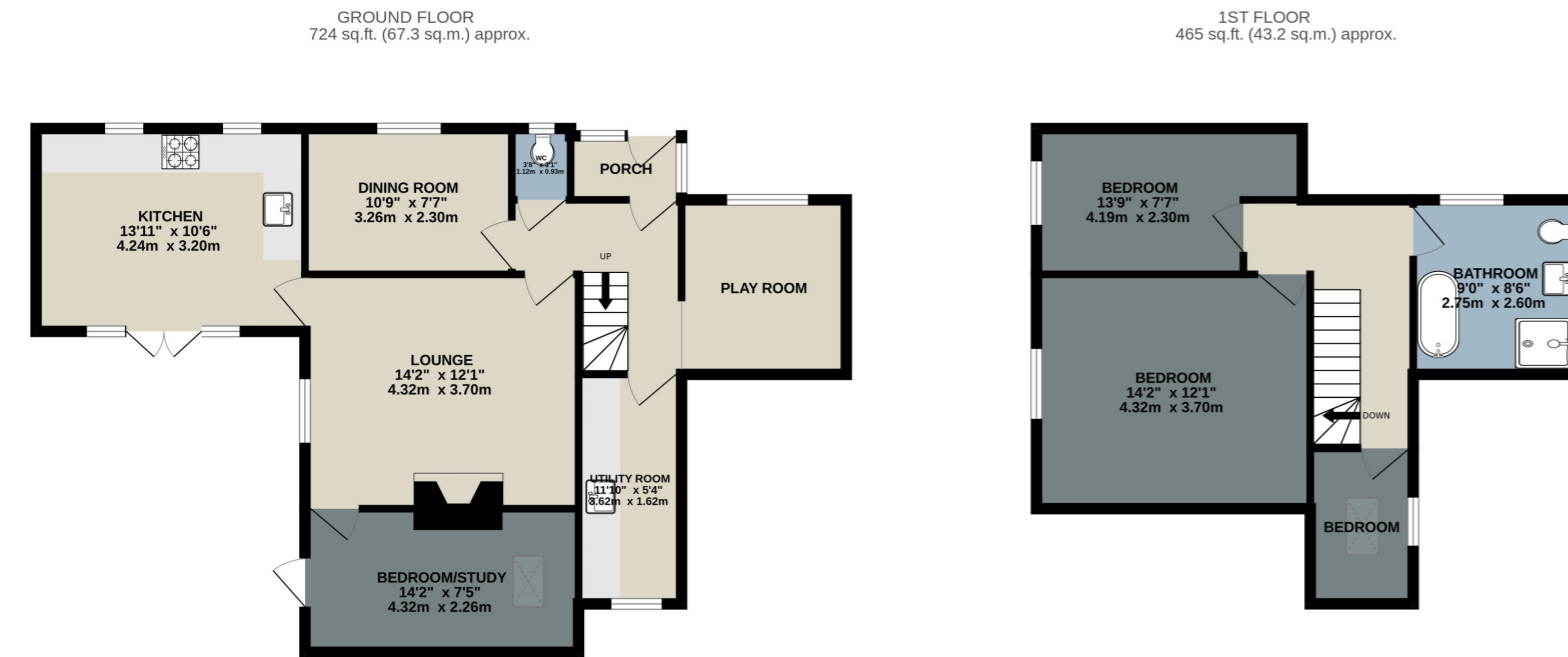
Glorious Gardens

Chances are you'll fall in love with this pretty cottage from the moment you step inside. And that love will only grow stronger when you step outside.

The beautifully maintained back garden includes a sun trap seating area, a manicured lawn with mature borders and a stunning summerhouse.

It's the perfect spot to chill out at the end of the day or you'd struggle to find a more inspiring spot for your home office.

FLOOR PLAN



TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FINER DETAILS

- Beautifully Renovated 18th Century Cottage
- Private Parking for Several Cars Plus Garage
- Stunning Kitchen Overlooking The Rear Garden
- Private Garden With Garden Room
- Three Double Bedrooms plus a Single
- Office Space
- Downstairs WC and Utility Room
- Freehold
- Council Tax Band E
- Double Glazed
- Boiler Type – Gas Combination
- Location: Playroom
- With private parking for several cars
- Garage
- Septic tank



OUT & ABOUT

It's only a 10-minute walk to the centre of Romiley village. Here you'll find a Post Office, a range of local shops, pubs and restaurants and a Sainsburys Local supermarket. Romiley has a thriving local community where you'll be sure to receive a warm welcome, with the Forum Theatre at the heart of village life. There's also a state-of-the-art leisure centre with a swimming pool, a well-equipped gym and a host of classes catering for all fitness levels.

If you prefer the great outdoors, the off-the-beaten-track location means that stunning countryside is on your doorstep. The hilltop base is great if you're into walking, cycling or running - or just want to encourage the children to ditch the devices and get some fresh air.

Whether you need to travel to the city for work, for a little retail therapy or to catch up with friends, you've got options.

It's less than a 20-minute drive to Stockport or half an hour to the centre of Manchester. Or you can leave the car at home and catch one of the frequent trains from Romiley to Piccadilly, which only take 20 minutes.

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