



## 6 Wellfield, Romiley

Freehold

18th Century Stone Cottage • Farmhouse style kitchen • Breath-taking views across the conservation area • Close To Romiley high street • 25 Minutes from Manchester City Centre & Airport • Walks and cycling on your doorstep • Rural lifestyle with easy access to rail links & motorway networks • NO CHAIN









This charming, 18th Century stone-built cottage has an interior to fall in love with. Packed with original features and stunning gardens to all sides with apple and pear trees, patio areas and a large lawn to enjoy. With a calm and relaxed atmosphere from the moment you arrive home.

Surrounded by breath taking views of the conservation area but only 20 minutes away from the bright lights of Manchester City Centre. With a local train station in Romiley a few minutes away and excellent road links to the motorway network and Manchester international airport, the location is perfect.

Come inside to a welcoming hallway where you can remove your walking shoes and wander through to the lounge area. With original beams and dual aspect windows this space is flooded with light. There is ample room for several sofas and the perfect spot to relax and enjoy a pre-dinner drink.

Back through the hallway is the stylish sitting room, this room is perfect for your morning coffee, with a gas fire to keep this room cosy. The kitchen is next door with windows overlooking the rear garden and the views beyond. The kitchen has plenty of storage and work top space and with some updating would be a cook's haven.

Your handy downstairs wc and utility room is tucked away and accessed from the garden room, a great place for the washing machine and extra storage.

The garden room has windows on all sides and patio doors out into the most stunning garden. You are spoilt for choice, as this room has many uses including a formal dining area.

The patio has plenty of space for a family gathering with the summer BBQ and drinks all summer long. A short walk around to the back of the property and you have a huge lawned area for even the most energetic dogs or young children.

Head up your staircase to where you will find a choice of two delightful bedrooms and a family shower room.

Wander into your principal bedroom, with its vaulted, beamed ceiling and windows on both sides to flood your room with light. With elevated views overlooking the countryside there is room for a king-sized bed and a wall of fitted wardrobes plus dressing table. Across the landing you have a further stylish double bedroom with fitted furniture. The family shower room completes this floor, with modern fittings and a generous shower cubicle. Outside is the perfect place to entertain or relax in your private south facing garden, enjoy a peaceful cup of tea in the morning or fire up the BBQ and party till the sunsets. There is off road parking for three vehicles and a large garage.

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. The quiet, rural location means you can be out enjoying the stunning countryside in seconds. When you get back after your exertions, you can undo all your good work in the Foresters Arms (The Piggy), which is at the end of your lane.

You can leave the car at home and catch a train from Romiley to Piccadilly. That will take around 20-30 minutes.

Finer Details

Freehold

Council tax band: E

Council: Stockport

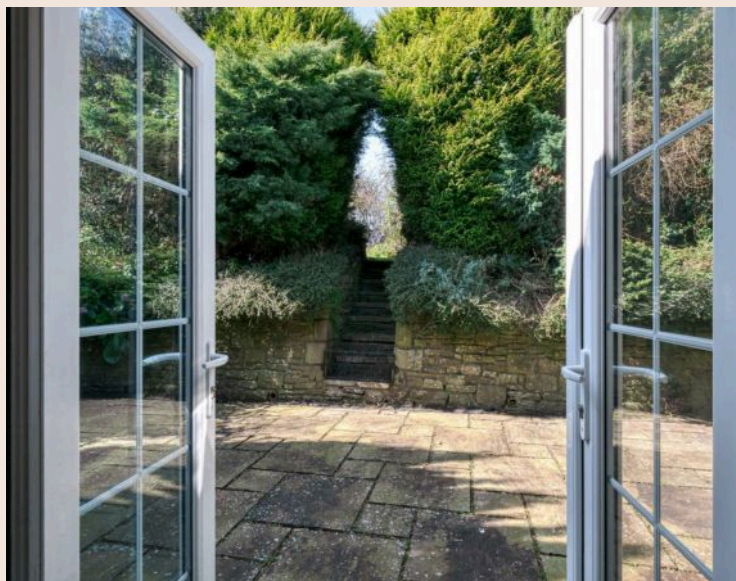
Double glazed

Boiler Type: Gas

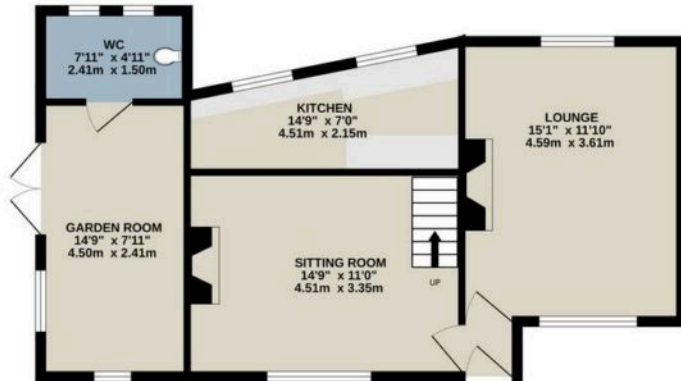
Boiler location: Dining room

Garage & driveway for up to three vehicles

Fabulous countryside on your doorstep



GROUND FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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