



Hill Top, Romiley



Hill Top

Romiley, Stockport

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 another 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.





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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.

Next door is a guest bedroom, with a private door out onto the garden.







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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.

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.





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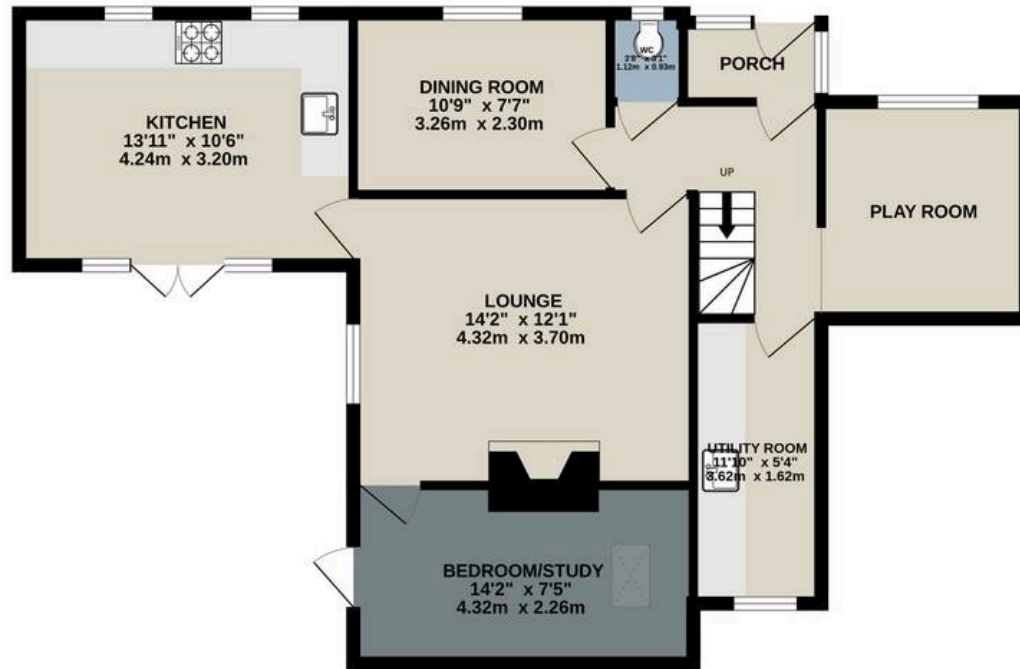
The beautifully maintained back garden includes a sun trap seating area, a manicured lawn with mature borders and a stunning summerhouse.

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.

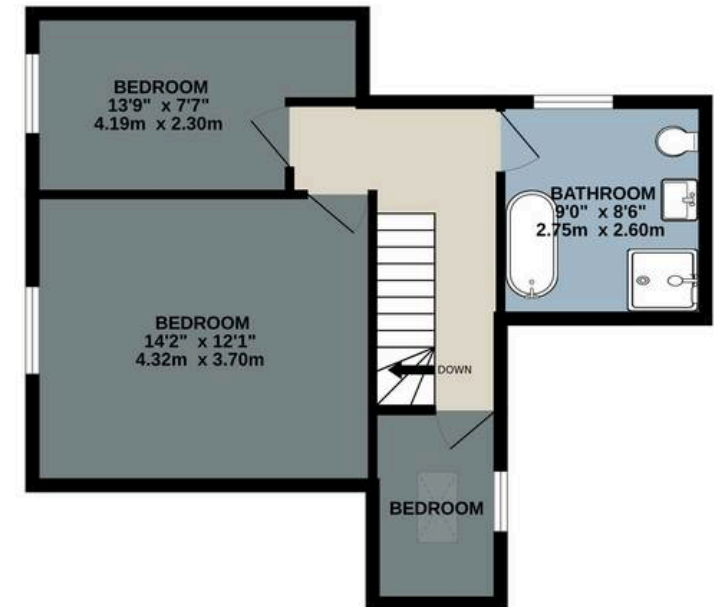




GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



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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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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





Jardine Estates

287 Stockport Road, Gee Cross, Hyde - SK14 5RF

0161 871 7071 • team@jardineestates.co.uk • jardineestates.co.uk



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