



## Greave Cottage, 39 Greave, Romiley, SK6 4PU

A truly unique detached cottage offering extensive and versatile accommodation and enjoying a generous plot with attractive gardens, ample parking and garaging for three cars. The property currently offers three double bedrooms, each with its own en-suite shower or bathroom and one with an adjoining dressing room/occasional bedroom. The ground floor accommodation could be reconfigured to provide additional bedroom space or even a self-contained annex but currently provides an entrance hall, downstairs w.c., lounge, sitting room, dining room, office, orangery, breakfast kitchen and utility room. We would strongly recommend an internal viewing to fully appreciate what this unique home has to offer. Tenure: Freehold.

Price Guide: £650,000



**ENTRANCE PORCH**

**ENTRANCE HALL**

21' 4" x 6' 3" (6.50m x 1.90m)

**GROUND FLOOR WC**

**LOUNGE**

21' 0" x 13' 2" (6.40m x 4.01m)



**SITTING ROOM**

15' 11" x 11' 2" (4.85m x 3.40m)



**DINING ROOM**

13' 9" x 7' 9" (4.19m x 2.36m)



**OFFICE**

7' 9" x 7' 4" (2.36m x 2.23m)

**ORANGERY**

19' 4" x 13' 6" max (5.89m x 4.11m)



**BREAKFAST KITCHEN**

13' 2" x 11' 0" (4.01m x 3.35m)



**UTILITY ROOM**

7' 8" x 6' 11" (2.34m x 2.11m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14' 6" x 13' 9" max (4.42m x 4.19m)



**EN-SUITE BATHROOM**

7' 9" x 6' 1" (2.36m x 1.85m)



**ADJOINING DRESSING ROOM/OCCASIONAL BEDROOM**  
8' 4" x 7' 11" (2.54m x 2.41m)



**BEDROOM TWO**  
11' 2" x 10' 1" (3.40m x 3.07m)



**EN-SUITE SHOWER ROOM**  
8' 2" x 5' 0" (2.49m x 1.52m)

**BEDROOM THREE**  
11' 1" x 11' 0" (3.38m x 3.35m)

**EN-SUITE SHOWER ROOM**  
7' 0" x 4' 3" (2.13m x 1.29m)

**DETACHED GARAGES:**  
18' 9" x 17' 1" (5.71m x 5.20m) &  
16' 2" x 9' 6" (4.92m x 2.89m)

Council tax band: D. EPC Rating - To Follow



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.  
Made with Metropix ©2024



Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents  
 4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
 0161 494 5136  
 enquiries@thomaslardner.com  
[www.thomaslardner.com](http://www.thomaslardner.com)