



## Greave Cottage, 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

Offers Over: £600,000



**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)



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



**BREAKFAST KITCHEN**

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



**SITTING ROOM**

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



**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)



**DINING ROOM**

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



**EN-SUITE BATHROOM**

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

**OFFICE**

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

**ORANGERY**



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



**ADJOINING DRESSING ROOM/OCCASIONAL BEDROOM**

8' 4" x 7' 11" (2.54m x 2.41m)



**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.  
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