



## Upper Watermeetings Farm, Romiley, SK6 4HJ

Upper Watermeetings Farm is a period stone farmhouse, barn and stables set in approximately 10 acres of land that enjoys a peaceful setting with panoramic views across the Goyt River Valley to the stunning arches of the railway viaduct and Peak Forest Canal aqueduct. The 10 acres of land primarily comprises of 4 paddocks along with a 60m x 20m floodlit rubber surfaced training menage. Approximately 10% of the land is enclosed woodland. Electric gates open onto a large courtyard with the farmhouse to one side and the traditional stone barn to the other. The barn offers the potential for further development for either business use, holiday lets or even a separate dwelling (all subject to gaining the appropriate consent) ..... cont'd over

Offers Over £1,100,000



.... Currently there are 6/7 stables, a tack room, carport, W.C. and a large (31ft x 23ft) workshop/store. Above the main stable block there is first floor storage space. The property enjoys 'Livery Yard' status.

The beautiful semi-detached farmhouse offers an entrance hall, ground floor W.C/utility room, office, lounge/dining room, separate living room and a beautiful farmhouse kitchen with pantry. To the first floor there is a master bedroom with en-suite bathroom, a second bedroom with adjoining dressing room/occasional bedroom and attic room above, a third bedroom and a luxury family bathroom off a large open lobby. A galleried landing looks down to the lobby and gives access to a large attic room. A large south-facing terrace fully encapsulates the stunning views and is adjoins a formal garden area. The farmhouse is accessed off an unadopted lane that leads to just two other properties, it is freehold with mains electricity and water, LPG central heating and septic tank drainage shared with the adjoining property.

### ENTRANCE HALL

### UTILITY/GROUND FLOOR WC

7' 8" x 7' 8" (2.34m x 2.34m)

### LOUNGE/DINING ROOM

22' 10" into dining bay x 13' 3" (6.95m x 4.04m)



### LIVING ROOM

17' 6" x 16' 8" (5.33m x 5.08m)



### FARMHOUSE KITCHEN

21' 6" x 13' 2" max (6.55m x 4.01m)



### OFFICE

8' 1" x 7' 0" (2.46m x 2.13m)

### FIRST FLOOR LANDING

### LOBBY

13' 3" x 8' 0" (4.04m x 2.44m)

### MASTER BEDROOM

18' 1" x 15' 6" (5.51m x 4.72m) 'L' Shaped



### EN-SUITE BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m)

### BEDROOM TWO

11' 3" x 11' 2" (3.43m x 3.40m)



**ADJOINING DRESSING ROOM/OCCASIONAL BEDROOM**

12' 0" x 6' 8" (3.65m x 2.03m)

**ATTIC ROOM**

16' 10" x 12' 7" (5.13m x 3.83m) with restricted headroom

**BEDROOM THREE**

12' 0" x 8' 0" (3.65m x 2.44m)

**LUXURY FAMILY BATHROOM**

13' 4" x 8' 6" (4.06m x 2.59m)



**GALLERIED SECOND FLOOR LNDING**

**ATTIC ROOM**

16' 9" x 14' 1" (5.10m x 4.29m) with some restricted headroom

**OUTSIDE**

**STABLES AND OUTBUILDINGS**

See floor plan for details

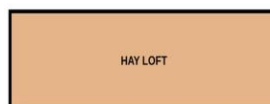
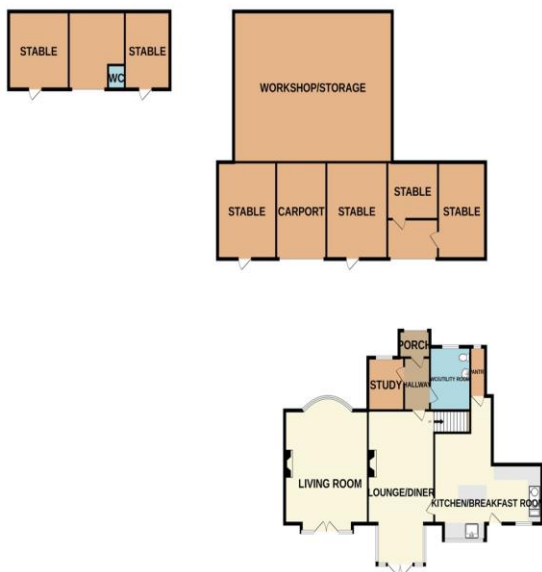
**VIEWING ARRANGEMENTS**

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

GROUND FLOOR  
3078 sq.ft. (286.0 sq.m.) approx.

1ST FLOOR  
1729 sq.ft. (160.6 sq.m.) approx.

2ND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 5267 sq.ft. (489.3 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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