

Beech Cottage, Pinfold Lane, Romiley

JARDINE ESTATES


WELCOME
Beech Fairy Cottage

Beech Cottage, Pinfold Lane

Romiley, Stockport

Hidden in the trees at the end of a quiet lane, a stone cottage of rare character and even rarer seclusion.

Some houses announce themselves. Beech Cottage prefers to be discovered. Reached by a sweeping driveway along Pinfold Lane, a name that recalls the old village pound where stray livestock were once gathered, it sits wrapped in mature woodland, its stone walls softened by ivy and climbing roses and its roof of heavy stone slates settled comfortably into the landscape. Beyond the canopy, the hills of the Peak District rise on the horizon, while Romiley Golf Course lies directly opposite, its fairways rolling away just beyond the garden's edge.

Arrival sets the tone. A flagged path winds between ferns and cottage planting to a gabled timber porch and a deep green front door, lit by a lantern at dusk.

Inside, the house reveals itself as a place where history has been allowed to stay. Oak parquet, laid in a herringbone pattern, runs warm underfoot through the principal rooms, and dark, hand-hewn beams cross almost every ceiling.













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The lounge and dining room is the heart of it all. More than twenty-two feet long, it is anchored by a magnificent inglenook, where a wood-burning stove sits on a stone hearth beneath a great timber lintel, flanked by a pier of exposed stone. A wall of fitted oak shelving and cupboards awaits a lifetime's books, a glazed display cabinet glows beside the chimney breast, and an old ledged-and-braced plank door, hung on iron hinges, is the kind of detail no renovation could ever counterfeit.

Next door, the snug is quieter and more intimate. Its focal point is an ornate Victorian cast-iron fireplace, its surround worked with scrolling foliage and a delicate shell motif, set on a hearth of deep red quarry tiles. Panelled oak cupboards and alcove shelving sit either side, the herringbone parquet runs on underfoot, and soft daylight falls from the garden window. Pull an armchair up to the grate and it becomes the room for reading, for conversation, for the last glass of the evening.

The kitchen stretches almost twenty-one feet beneath a beamed ceiling, with windows on two sides. At its far end, a wide picture window frames the garden, creating a natural spot for a breakfast table, while a door leads straight out to the terrace. A ground-floor WC completes the layout.




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Upstairs, a generous landing with a turned balustrade opens to three bedrooms.

Two well-proportioned doubles look out into the greenery, the first with a beamed ceiling and fitted wardrobes.

The third is the showstopper of the house. Beneath the slope of the roof, ancient timbers cross overhead in great sculptural sweeps, while two roof windows pour light down from the canopy above.

The bathroom offers both a bath and a separate shower, and a second WC on this floor eases the morning rush.

The loft expands across 2 double bedrooms and makes great additional space to the property.









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Outside, the gardens feel more like a private clearing in the woods than a suburban plot. A broad stone-flagged terrace wraps the cottage, edged with hardy geraniums, roses and deep planting, made for morning coffee and long summer suppers.

Beyond, a wide lawn is enclosed on every side by mature trees and tucked at its edge is a timber summerhouse with glazed double doors. Already wired for electricity, it is ready to be revived as a garden studio, a home office or a quiet retreat among the trees.

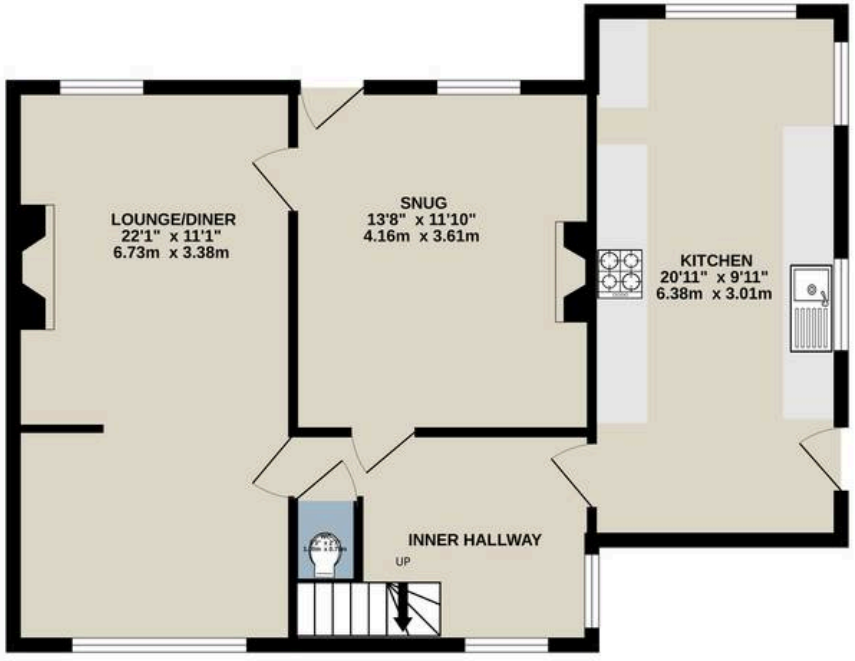
Practicality has not been forgotten. A detached single garage is reached directly from the lane, while a second detached double garage, set higher up in the garden, has its own access further along the lane, offering generous space for cars, storage, a workshop or hobbies.



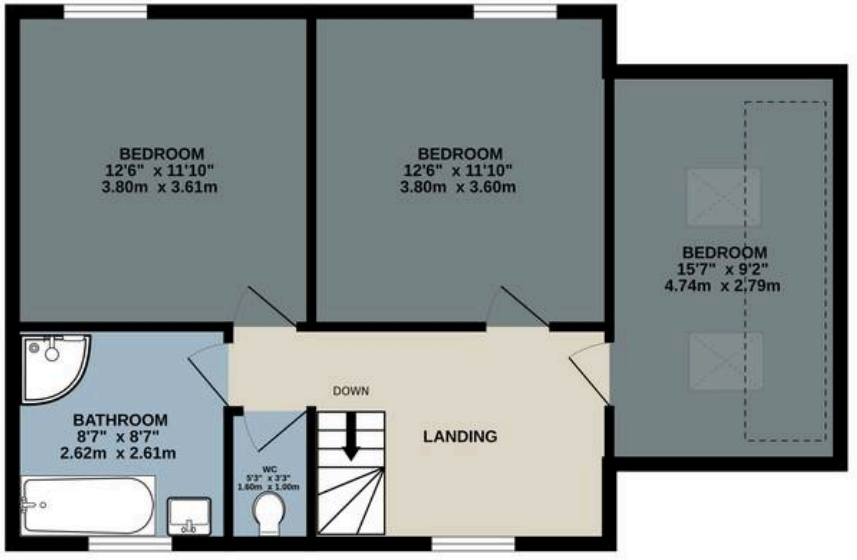




GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.5 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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Beech Cottage enjoys the beauty of the countryside with the life of a thriving village just beyond the trees. Known locally simply as “the village”, Romiley has drawn a wave of independent shops, cafés, bars and restaurants in recent years, and a monthly artisan market on the first Saturday brings fresh produce and crafts to its streets. Everyday needs are well covered too, with specialist shops including a butcher, greengrocer and hardware store, alongside two of the major supermarket chains. For culture and fitness, the Life Leisure centre offers a gym, exercise studio and 25-metre pool, and the village has its own independent theatre, The Forum, with a programme running throughout the year.

The surrounding landscape is the real luxury, walkers can choose between hilly and gentle routes across Werneth Low, Chadkirk, Tangshutts fields and along the Peak Forest Canal, while Etherow Country Park lies in nearby Compstall, and a scenic walk leads from Romiley to Marple across the dramatic Marple Viaduct.

For golfers, the setting could hardly be more convenient. Romiley Golf Course sits directly opposite the cottage, so a morning round or an evening nine is no more than a stroll across the lane.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





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