



Pinfold Lane, Romiley, SK6 4NP

Occupying one of the most elevated positions on one of Romiley's most sought-after residential roads, this distinctive 1930s detached residence enjoys a truly enviable setting, with delightful views across Romiley Golf Course and the surrounding countryside. Displaying attractive Art Deco influences, including its distinctive curved bay windows and elegant rendered elevations, the property offers considerable character and individuality. Whilst the accommodation would now benefit from a programme of modernisation, it presents an increasingly rare opportunity to acquire a home of this nature in such an exceptional position, with tremendous potential to create something very special. Cont'd over....

Price Guide: £695,000



The accommodation comprises an entrance hall, downstairs w.c., spacious lounge/dining room, separate snug, fitted kitchen and a particularly generous conservatory overlooking the gardens. To the first floor are three bedrooms, one with en-suite shower room, together with a family bathroom and separate w.c..

Outside, the property really comes into its own. Set within a beautiful and generously proportioned plot, the established gardens enjoy a wonderful sense of privacy, with sweeping lawns, mature trees, colourful shrubs and thoughtfully landscaped borders. The elevated position provides lovely open views and a particularly attractive setting.

A long driveway provides ample off-road parking and leads to a carport, whilst a detached garage is situated towards the entrance to the drive. A separate brick-built outbuilding within the rear garden accommodates a useful utility room and office, offering additional flexibility.

Although the house itself is relatively modest in comparison with the size of its grounds, it is the combination of its architectural character, exceptional location, substantial gardens and potential for improvement that makes this such an appealing proposition.

ENTRANCE HALL

14' 9" x 6' 9" (4.49m x 2.06m)

DOWNSTAIRS W.C.

LOUNGE/DINING ROOM

24' 9" x 16' 9" into bay (7.54m x 5.10m)



SNUG

10' 4" x 7' 10" (3.15m x 2.39m)



KITCHEN

14' 3" x 12' 6" max (4.34m x 3.81m)



CONSERVATORY

14' 3" x 10' 7" (4.34m x 3.22m)



UTILITY ROOM

7' 9" x 7' 8" (2.36m x 2.34m)

OFFICE

9' 1" x 7' 9" (2.77m x 2.36m)

FIRST FLOOR LANDING

BEDROOM ONE

16' 6" into bay x 13' 6" (5.03m x 4.11m)



EN-SUITE SHOWER ROOM

10' 7" x 5' 3" (3.22m x 1.60m)

BEDROOM THREE

13' 0" x 9' 7" (3.96m x 2.92m)

FAMILY BATHROOM

8' 9" x 7' 0" (2.66m x 2.13m)



BEDROOM TWO

15' 0" max x 8' 0" (4.57m x 2.44m)



SEPARATE W.C.

DETACHED GARAGE

VIEWING ARRANGEMENTS

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

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 sq.m.) approx.
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