



Compstall Road, Romiley, SK6 4JB

A truly exceptional double bay-fronted period semi-detached home, occupying a highly sought-after location and enjoying stunning open views across adjoining countryside. Sympathetically and beautifully extended to an exacting standard by the current owners, every detail has been carefully considered, including sourcing perfectly matching bricks and roof tiles from across the country to create a seamless addition that complements the original character of the home. The heart of the property is the spectacular open-plan living, dining and kitchen space, flooded with natural light and perfectly positioned to take full advantage of the delightful rural outlook. Additional accommodation includes an elegant lounge, separate study,.... Cont'd over

Price Guide: Offers Over £850,000



utility room, welcoming entrance hall and downstairs W.C.

To the first floor, the impressive principal bedroom is complemented by an enormous luxury en-suite bathroom, whilst three further well-proportioned bedrooms are served by a luxury family bathroom. To the second floor there is a further spacious double bedroom and luxury bathroom.

Outside, the property enjoys a gated driveway to the front and a beautifully landscaped rear garden backing directly onto open countryside, creating a wonderfully private setting.

Situated within the catchment area for the highly regarded Romiley Primary School and Marple Hall Secondary School, this outstanding family home successfully combines period charm with exceptional contemporary living in one of the area's most desirable locations.

Tenure: Freehold. EPC rating: C. Council Tax Band: D

ENTRANCE HALL

21' 3" x 6' 0" (6.47m x 1.83m)

GROUND FLOOR WC

LOUNGE

17' 5" into bay x 13' 7" (5.30m x 4.14m)



STUDY/BEDROOM SIX

13' 6" into bay x 12' 0" (4.11m x 3.65m)



OPEN-PLAN KITCHEN/DINING/LIVING ROOM

33' 2" x 21' 8" 'L' shaped (10.10m x 6.60m)



UTILITY ROOM

12' 8" x 5' 1" (3.86m x 1.55m)

FIRST FLOOR LANDING

MASTER BEDROOM

13' 8" x 12' 8" (4.16m x 3.86m)



EN-SUITE BATHROOM

13' 0" x 7' 4" (3.96m x 2.23m)



DRESSING ROOM/BEDROOM FIVE

13' 6" x 8' 6" into bay (4.11m x 2.59m)



BEDROOM TWO

13' 6" into bay x 12' 0" (4.11m x 3.65m)

BEDROOM THREE

12' 9" x 10' 6" (3.88m x 3.20m)

FAMILY BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

SECOND FLOOR LANDING

BEDROOM FOUR

16' 0" max x 16' 0" (4.87m x 4.87m)



SHOWER ROOM

11' 1" x 6' 8" plus shower recess (3.38m x 2.03m)

VIEWING ARRANGEMENTS

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

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.

1ST FLOOR
856 sq.ft. (79.6 sq.m.) approx.

2ND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 2405 sq.ft. (223.4 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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