



Beech Cottage, Pinfold Lane, Romiley



# Beech Cottage, Pinfold Lane

Romiley, Stockport

Welcome to Pinfold Lane, a prestigious location where you will find this truly enchanting three bedroom, two bathroom semi detached house, full of characterful period features blended seamlessly with modern comforts to create an inviting family home.

As you approach the picturesque stone façade, a lush garden path and cottage style entrance set the tone for what awaits inside - a tranquil retreat nestled within beautifully landscaped gardens and mature trees, offering privacy and a peaceful lifestyle.





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Step through the charming period door and be immediately greeted by the warmth of exposed wooden beams that run throughout the home.

The first reception area is a spacious snug offering a sense of history and cosiness where you can imagine curling up beside the feature log burner on a chilly evening. The family lounge and dining room offers something unique, whether it's the soft glow of the fire, the rustic exposed stone work, or the original period wooden doors.

The heart of the home is undoubtedly the traditional large kitchen, designed with both practicality and sociability in mind. Here, there's ample workspace for culinary adventures, generous storage for all your essentials, and plenty of room for a family table where you can gather for breakfast.

A handy downstairs WC adds to the convenience, especially when guests are visiting or little ones are playing nearby.







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Upstairs, you'll find three beautifully proportioned double bedrooms, each offering a peaceful retreat at the end of the day.

Large windows fill the rooms with natural light and frame those lovely rural views, while the soft textures and neutral tones invite you to unwind and relax. Practical built in storage in two of the bedrooms help keep life clutter free.

The third double is full of charm with exposed beams and skylight.

The family bathroom and separate WC serve the three bedrooms, with a separate bath tub and shower, finished with contemporary fixtures neutral tones and plenty of natural light to create a calming sanctuary for self care and relaxation.

The property also boasts a substantial loft space covering the size of 2 double bedrooms, making this space perfect for all your storage needs.





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Step outside and discover the true magic of this property - the extensive, beautifully landscaped gardens that surround the house. For those seeking a peaceful escape or flexible work from home solution the addition of a summer house provides an idyllic solution. The expansive lawn and secluded woodland back drop ensure privacy for alfresco dining, summer gatherings, or simply a quiet space to enjoy your morning coffee as the sun rises. The detached work shop offers endless possibilities for hobbies, creative projects or simply a place to store your belongings.

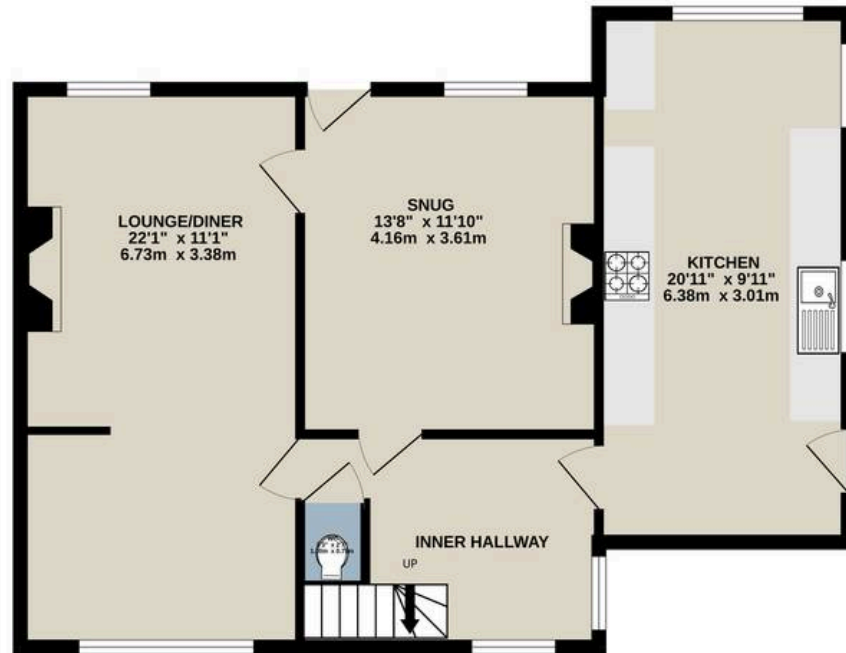
Parking is never an issue thanks to the private, gated driveway with space for multiple vehicles and a single garage, offering both security and peace of mind. This is a home that not only provides comfort and style, but also a sense of escape and tranquillity, all within easy reach of local amenities, schools, and transport links. Whether you're drawn to the characterful interiors, the flexible living spaces, or the idyllic rural setting, this property promises to offer practicality as well as a lifestyle.

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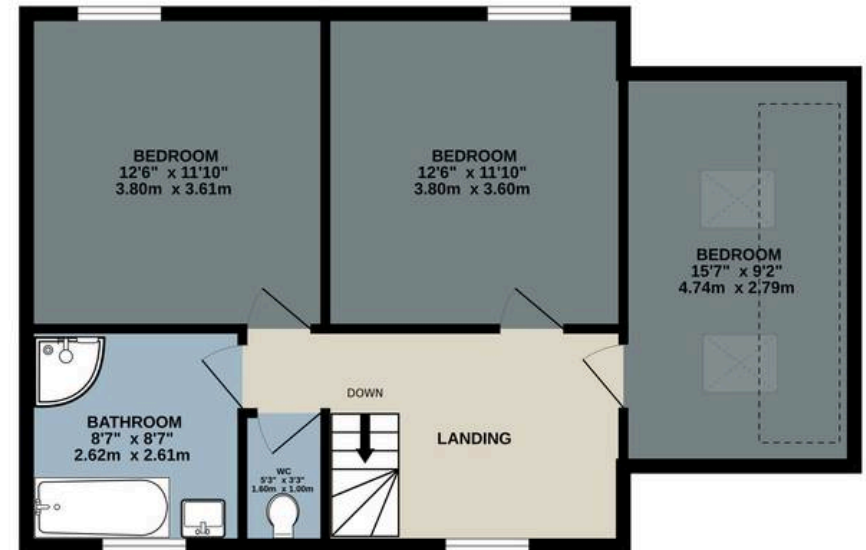




GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



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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Dog walkers will find a wealth of walks right on your doorstep, thanks to the fields, golf course and woodland. Romiley itself is surrounded by countryside. Take a walk, feel the bite of the wind on your cheeks and reward yourself with a foamy pint at the local before heading back home. If you wish to experience the bright lights of Manchester city centre the train station is a steady 10-minute stroll and you will be in the city in under 20 minutes. If you want to head further afield into the Peak District this is also easily achievable by road or rail. Manchester Airport is 35 minutes' drive away and the motorway network 5 minutes. All in all, you are in the perfect spot to enjoy your immediate countryside surroundings or for exploring the North-West and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Secluded rural location with views of Romiley Golf Course that's only a stones throw away
- Extensive landscaped garden
- Summer House and Detached Garden Workshop
- Private gated driveway for multiple vehicles plus garage
- Exposed wooden beams throughout
- Multiple reception rooms with feature log burner
- Downstairs WC
- Large kitchen
- Three double bedrooms





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