



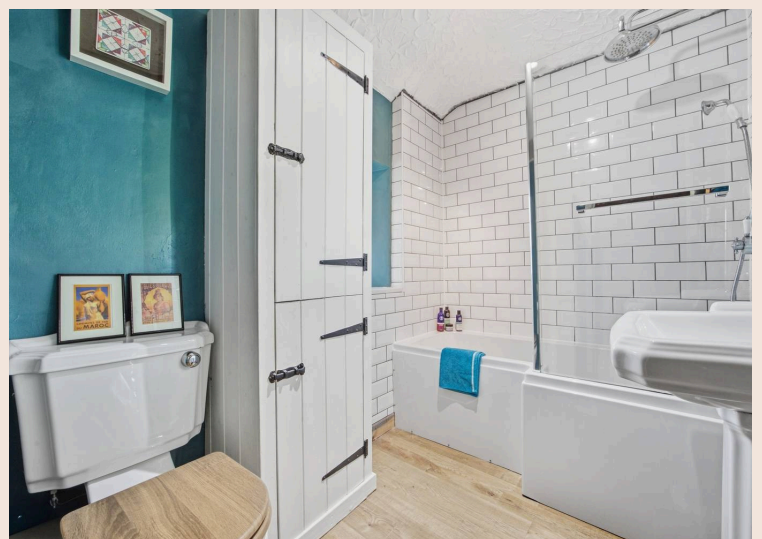
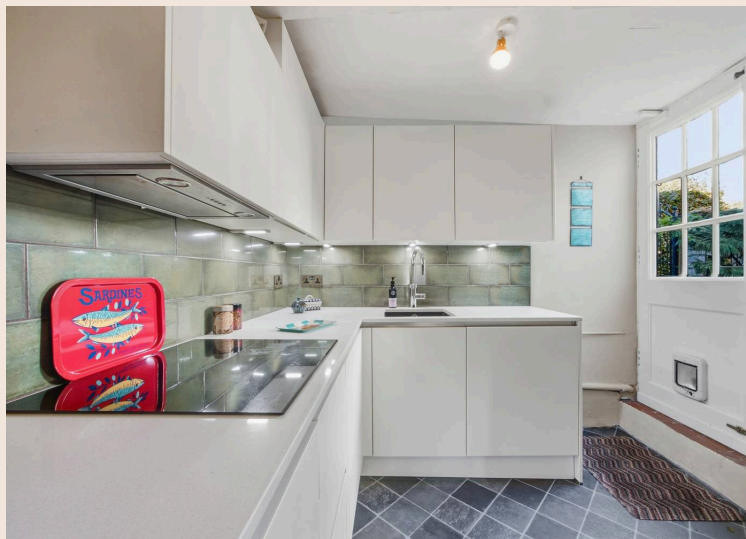
Barlow Fold, Romiley

Freehold

Georgian double fronted cottage set in a popular conservation area • Period features and charming stone exterior • Modern kitchen with integrated washer , fridge, freezer and Quooker tap. • Garden access from kitchen • Open plan living area • Exposed brick fireplaces and wood burning stoves • Built-in wardrobes and cabinetry • Stylish modern bathroom with shower over the bath • Spacious west facing private garden with mature hedges and planting • Pergola seating area and paved patio • Grade two listed



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A Georgian Cottage of Quiet Distinction

Behind a handsome red front door with a vintage handle and a classic stone façade, this Grade II listed Georgian cottage is the kind of home that rewards a second look. Double fronted and pleasingly symmetrical, it sits within a sought-after conservation area, just moments from the heart of Romiley village.

Inside, the character is immediate. To the left the main reception room is anchored by a magnificent exposed brick inglenook fireplace housing a contemporary wood-burning stove, set on a natural stone hearth. Beams, stonework and layered, patterned finishes give the space a collected, lived-in warmth. A generous window draws in soft natural light, and there is space for several sofas and chairs to curl up in with the latest book or film of your choice. Through the hallway and into an open plan living and dining area where a further log burner, more exposed brickwork and beams create a sense of continuity. A welcoming place for friends and family to gather, drenched in light from the dual aspect windows.

The kitchen balances period charm with modern ease. Light-toned cabinetry and a refined backsplash set a calm, contemporary note, while integrated appliances, including washer, fridge and freezer, keep the lines uncluttered. A Quooker tap adds a touch of everyday luxury. A garden door opens straight from the kitchen, bringing the outdoors in and making summer entertaining effortless.

Upstairs, two bedrooms offer restful retreats. The principal bedroom is rich in character with soft ambient lighting and built-in wardrobes that provide generous storage without compromising on style. The second bedroom is equally inviting, with plush carpet and decorative lighting, space for a guest bed and a desk if you choose to work from home. The bathroom is thoughtfully modern, with a shower over the bath, contemporary tiling and all set against wood-effect flooring that adds a natural, grounded feel.

Outside, the west facing garden is a private and beautifully planted retreat. Mature hedges and borders give seclusion and structure, a paved patio provides space for dining, and a pergola seating area offers shade from the warm afternoon sun, with the evening light to enjoy beyond.

Moments from the village of Romiley, this beautifully considered home pairs everyday ease with the quiet pull of open countryside. Step out of the door and the day offers a choice: independent shops and cafés on one side, field paths and long, unhurried walks on the other.

Council Tax band: F

Tenure: Freehold

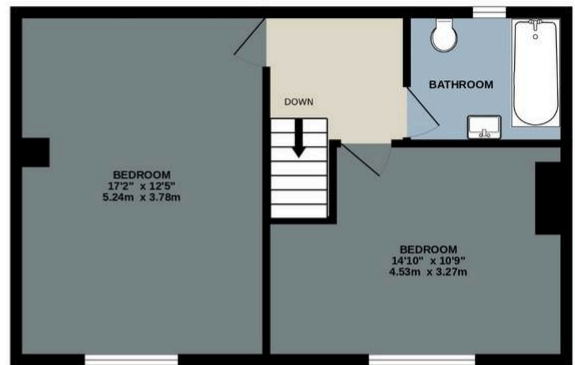
EPC Energy Efficiency Rating: C



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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