



Upper Watermeetings Farmhouse, Romley

OFFERED WITH NO ONWARD CHAIN. Upper Watermeetings Farmhouse is a period stone farmhouse that enjoys a peaceful setting with panoramic views across the Goyt River Valley to the stunning arches of the railway viaduct and Peak Forest Canal aqueduct. The beautiful farmhouse is approached via electric gates that open onto a large courtyard with the farmhouse to one side and some barns (under separate ownership) to the other. The property offers an entrance hall, ground floor W.C/utility room, office, lounge/dining room, separate living room and a beautiful farmhouse kitchen with pantry. To the first floor there is a master bedroom with en-suite bathroom, a second bedroom with adjoining dressing room/occasional bedroom... cont'd over

Offers Over £800,000



.... and attic room above, a third bedroom and a luxury family bathroom off a large open lobby. A galleried landing looks down to the lobby and gives access to a large attic room. A large south-facing terrace fully encapsulates the stunning views and is adjoins a formal garden area plus additional land that extends to adjoin the Goyt River banks. The farmhouse is accessed off an unadopted lane that leads to just two other properties, it is freehold with mains electricity and water, LPG central heating and septic tank drainage shared with the adjoining property.

ENTRANCE HALL

UTILITY/GROUND FLOOR WC

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

LOUNGE/DINING ROOM

22' 10" into dining bay x 13' 3" (6.95m x 4.04m)



LIVING ROOM

17' 6" x 16' 8" (5.33m x 5.08m)



FARMHOUSE KITCHEN

21' 6" x 13' 2" max (6.55m x 4.01m)



OFFICE

8' 1" x 7' 0" (2.46m x 2.13m)

FIRST FLOOR LANDING

LOBBY

13' 3" x 8' 0" (4.04m x 2.44m)

MASTER BEDROOM

18' 1" x 15' 6" (5.51m x 4.72m) 'L' Shaped



EN-SUITE BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m)

BEDROOM TWO

11' 3" x 11' 2" (3.43m x 3.40m)



ADJOINING DRESSING ROOM/OCCASIONAL BEDROOM

12' 0" x 6' 8" (3.65m x 2.03m)

ATTIC ROOM

16' 10" x 12' 7" (5.13m x 3.83m) with restricted headroom

BEDROOM THREE

12' 0" x 8' 0" (3.65m x 2.44m)



LUXURY FAMILY BATHROOM

13' 4" x 8' 6" (4.06m x 2.59m)



OUTSIDE



GALLERIED SECOND FLOOR LNDING

ATTIC ROOM

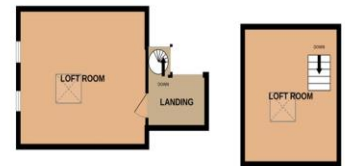
16' 9" x 14' 1" (5.10m x 4.29m) with some restricted headroom



GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.

1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.

2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (236.0 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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