

WYVERN
240
COMPSTALL
ROAD



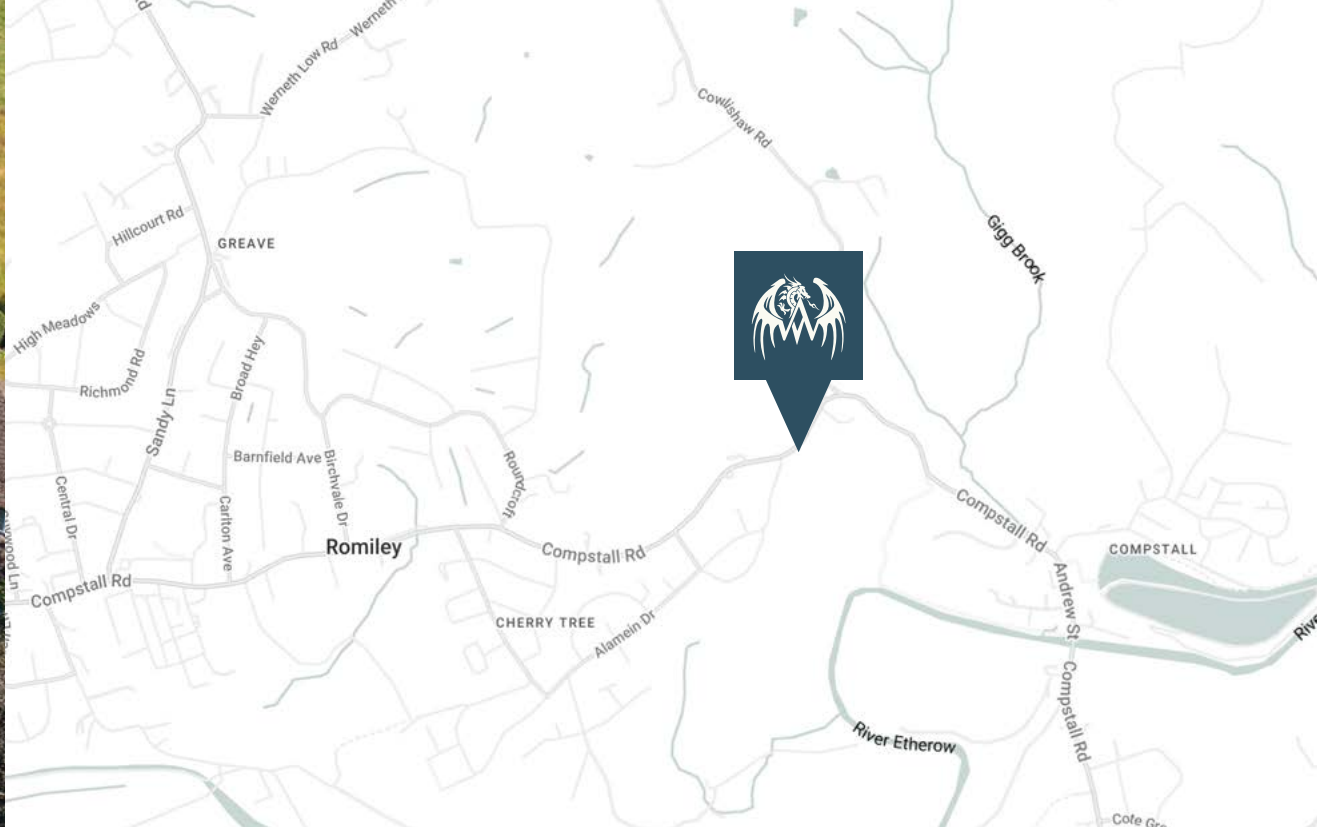
WELCOME TO WYVERN

This five-bedroom detached house is a masterpiece of modern design, thoughtfully crafted for families who value space, light, and effortless living.



WYVERN

240
COMPSTALL
ROAD



Welcome

WYVERN, 240 COMPSTALL ROAD, ROMILEY, STOCKPORT, SK6 5JG

Every detail of this home has been carefully considered, from the generous proportions and quality materials to the thoughtful layout that balances sociable spaces with private retreats. This is a home that promises not just exceptional living spaces, but an aspirational lifestyle, where every moment feels elevated by comfort, light, and the beauty of the surrounding countryside.

Scan the QR code to watch the video tour on YouTube™





A GRAND ENTRANCE

As you step inside, you are greeted by an expansive entrance hall that sets the tone for the rest of the property, with sleek finishes and a sense of openness that flows throughout.

The property's spacious driveway ensures ample off-road parking for family and guests, adding to the sense of convenience and welcome.

A statement downstairs WC adds a touch of traditional flair, while the large cloakroom and adjoining utility room provide invaluable storage and practicality for busy family life.





OPEN PLAN FAMILY LIVING

The heart of this home is its magnificent open-plan kitchen, living, and dining area, which seamlessly blends style and functionality for both every-day comfort and grand entertaining. The kitchen boasts a large island with breakfast bar seating, sleek marble countertops, and a full suite of integrated appliances.

Striking bi-fold and sliding doors connect the kitchen, dining and living spaces directly to the expansive patio, encouraging a harmonious indoor-outdoor lifestyle perfect for family gatherings or social soirées.







ALFRESCO LIVING
DAY & NIGHT







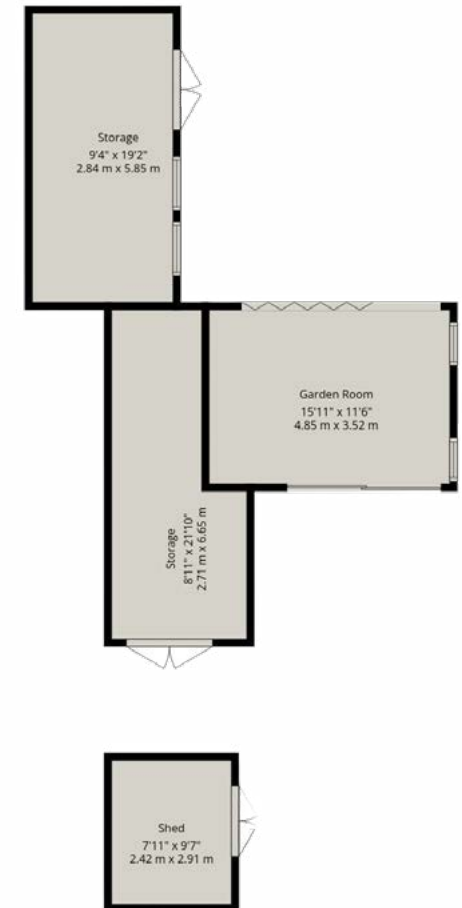
ROOM WITH A VIEW

The reception rooms are thoughtfully designed for both relaxation and entertainment, featuring plush sofas, elegant herringbone wood flooring, and artistic wall accents.

A striking modern fireplace in the lounge serves as a focal point for the family to gather, while large windows with window seats frame captivating views of the lush gardens.

KEY FEATURES

- Prestigious detached family home
- Modern open plan kitchen with island and suite of integrated appliances
 - Expansive garden
- Multiple outdoor seating and patio areas for entertaining
- Bi-fold and large glass doors for seamless indoor-outdoor living
- Luxurious modern bathrooms - four en suite
- Floor-to-ceiling windows for abundant natural light
- Total home Wi-Fi mesh internet capability extending to the garden & outbuildings plus pre-wired Cat 6 internet to every room
 - Detached home gym
 - Scenic countryside views
- Spacious driveway with ample off-road parking
 - Close to Romiley village





Total: 4409 sq. Ft, 409 m2

Ground Floor: 2628 sq. Ft, 244 M2, First Floor: 1250 sq. Ft, 116 M2, Second Floor: 531 sq. Ft, 49 m2

Excluded Areas: Shed: 76 sq. Ft, 7 M2, Open To Below: 15 sq. Ft, 1 M2, Low Ceiling: 18 sq. Ft, 2 M2,

Walls: 356 sq. Ft, 34 m2



SPACE TO UNWIND

The bespoke bar is designed for relaxation and entertaining, with a dedicated area boasting plush seating, perfect for film nights or social occasions.

For those competitive families there is space for a pool table and direct access to the garden to take the party outside. The Integrated cinema audio system streams to all the downstairs living spaces.

Those seeking wellness and fitness will appreciate the detached home gym, offering a dedicated space for exercise and mindfulness just steps from the main residence.





DESIGNED TO
ENTERTAIN



COMFORT IN EVERY CORNER

Each of the five bedrooms are a private haven, with four enjoying the luxury of their own modern en suite bathrooms, finished to an exceptional standard with chic fixtures and soothing tones.



The top floor bedroom features a striking balcony-style window, designed to capture the countryside panorama and infuse the room with sunlight, making it an ideal retreat for peaceful mornings or quiet reflection.





THE PRINCIPLE SUITE

The principal suite is a true retreat, complete with expansive windows that invite in the morning light and provide a peaceful vantage point over the picturesque surroundings. The en suite is spa worthy, with a standalone bath to relax in and enjoy the views over the garden. There is copious amounts of storage including a private dressing room.





© Mike Serigraphier - Werneth Low



© Bill Boaden - Romiley Golf Club



© Neil Theasby - Romiley Park



© Jardine Estates - Romiley High Street



© Stephen Burton - Hattersley from Werneth Low



© David Dixon - Plaque at Romiley Station

OUT & ABOUT

Pull on your shoes and within a mere 15 minutes you are in the centre of Romiley. With eateries galore in and about this area, will you opt for Italian or perhaps a more traditional carvery?

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.

If you want to head further afield Marple Bridge and Marple are a short drive away and the glorious Peak District is also easily achievable by road or rail.

If you wish to experience the bright lights of Manchester city centre the train station is a steady 15-minute stroll away and you will be in the city in under 20 minutes.

Manchester Airport is a 35 minutes' drive and the motorway network only 5 minutes away.

All in all, you are in the perfect spot to enjoy your immediate countryside surroundings and for exploring the North-West of England and beyond.



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Presented By



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