

JULIAN WADDEN





Roman lodge Roman Lakes Marple



Guide price £750,000
Square Footage: 2642
Council Tax Band:
Tenure:
Sat Nav Directions: SK6 7HB

A unique and stunning detached residence full of charm and character situated in a picturesque location by the banks of the River Goyt. Surrounded by beautiful woodlands and historical points of interest this property truly offers a unique lifestyle. Marple village and train station, giving access to Manchester city centre, is only a short drive away with an array of bars and restaurants.

In brief the property offers to the ground floor; reception hallway with gallery landing, useful under stairs storage and a downstairs w/c, to the right hand side of the hallway the large breakfast kitchen and dining area can be found. This is an ideal family space and great for entertaining. The main lounge offers space for all the family with a wood burning stove at the heart of the room. A further large family living room, which needs further works, reveals a great space spanning over 23 ft with a feature barn door window. Leading on you can find a conservatory which offers superb views of the surrounding woodland.

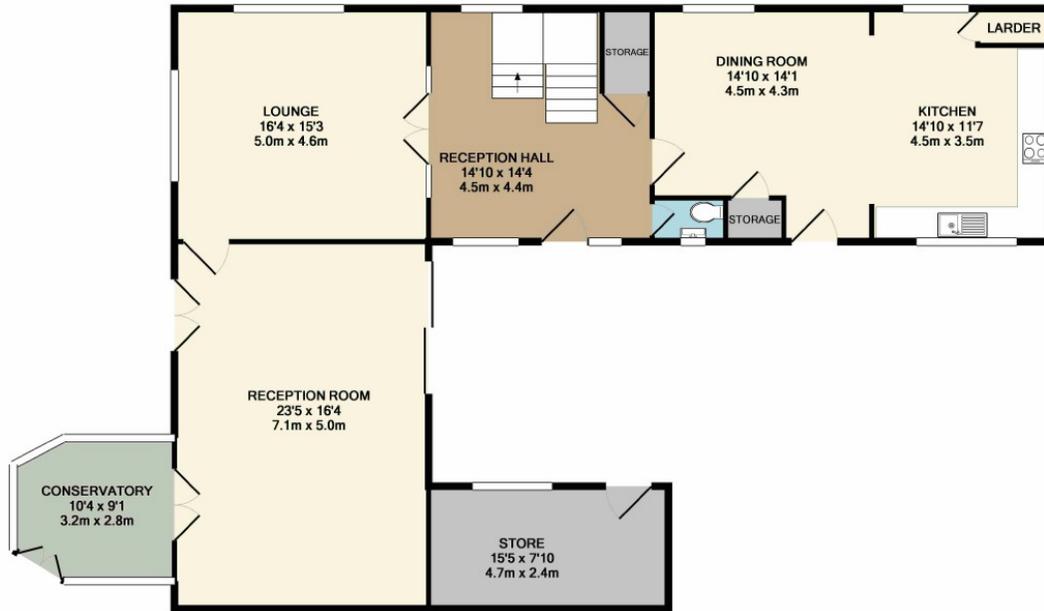
The first floor reveals four double bedrooms and a further single bedroom. Two family bathrooms one at either end of the first floor. The spacious reading leading reveals this stunning property's true history with exposed arches and vaulted ceiling complimenting its original architecture.

Externally the property offers off road parking for at least five cars with mature bedding areas and a raised lawn. Additional storage can also be found across the courtyard and also from a detached unit which would be ideal as a home office.

A property that must be viewed to experience its stunning location and character.







TOTAL APPROX. FLOOR AREA 2642 SQ.FT. (245.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**JULIAN
WADDEN**

Experts in Property

