



Rose Hill House, Pygons Hill Lane, Lydiate

Guide Price £1,100,000

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The Estate Agents



## Rose Hill House, Pygons Hill Lane, Lydiate

Steeped in history, in a truly idyllic setting, 'Rose Hill House' is a charming Grade II listed period residence set in a beautiful plot of approx. 3.60 acres bordered by stunning countryside and farmland, complemented by having a lovely rural setting in one of the most desirable locations yet convenient for all the major transport links. The site offers a GREAT OPPORTUNITY to further develop an outstanding country residence in one of the areas' most coveted country lanes. With a large circular driveway, extensive gardens, outbuildings comprising three generous sized offices, large outdoor swimming pool, walled back garden and large woodland area the sale itself offers a rare opportunity to acquire an individual home of immense character with gated access that would suit a variety of lifestyles and requirements.



















Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

5210.62 ft<sup>2</sup>  
484.08 m<sup>2</sup>

Reduced headroom

22.48 ft<sup>2</sup>  
2.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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