1 RADCLIFFE FOLD

WERNETH LOW





Welcome to Radcliffe Fold, surrounded by fields, amazing views and the sounds of nature.

This converted barn ticks all the boxes.

What could be better than enjoying an early morning coffee watching the sunrise over Kinder Scout overlooking the manicured Werneth Low 3rd fairway? If you do ever tire of overlooking the fairway at the back - the countryside views from the front are pretty stunning too! With views to the Welsh Hills visible in the distance.

At its heart, this is an expansive, welcoming family home with a real farmhouse feel. Lots of rooms for everyone to gather and when needed, space for solitude with views to die for.



The ground floor has a choice of four rooms where you can spend time together -but chances are everyone will head to the gorgeous family room.

Whether you’re throwing a party, or the teenagers just want their own separate room to relax, the high-ceilinged family room gives you options.

It overlooks the golf course at the back and the fields toward Romiley through the sliding patio doors at the front, with access to two terraces where you can sit out and enjoy the sun. A cosy log burner keeps this space cosy and snug.

A home office next door is perfect for those working from home and close to the kitchen for the morning coffee routine.







Through to the adjoining kitchen, the heart of this exceptional home. It ticks all the traditional farmhouse style kitchen boxes, with high end cabinets, stone floors, exposed beams and a bold black Range style cooker for those who love to cook.

A handy breakfast bar is close by for a quick lunch or coffee and cake with friends.















A cosy and welcoming sitting room is perfect for snuggling down with a book or would make a dining room, perfect for family Sunday dinners. A handy downstairs wc is nearby for visiting family and friends with enough room to store all manner of outdoor coats and boots.

Beyond the dining room is a separate, spacious lounge with an eye-catching wood burner and wooden mantel. The whole family can enjoy a film night or perhaps a competitive evening of board games!



The first floor is home to the principal bedroom suite, two further spacious doubles and a smaller double bedroom. It’s also where you’ll find the luxurious family bathroom - complete with walk-in shower and a beautiful roll top bath.















The principal bedroom is particularly noteworthy. It has high beamed ceilings, an en-suite bathroom with roll top bath and a shower over it. With access to your own private balcony with stunning views on three sides. This beautiful room is one to linger in and relax.

The property has parking available and a huge double garage with electric doors and ample storage space. The utility area is perfect for muddy dogs and children so no need for them to walk through the house.

The front of the property has much more outside space to explore - all with breath-taking views of the surrounding countryside.

There's a lovely patio seating area directly in front of the family room. This leads to a 30m mature private garden on the other side of the lane, with another secluded seating area at the end.

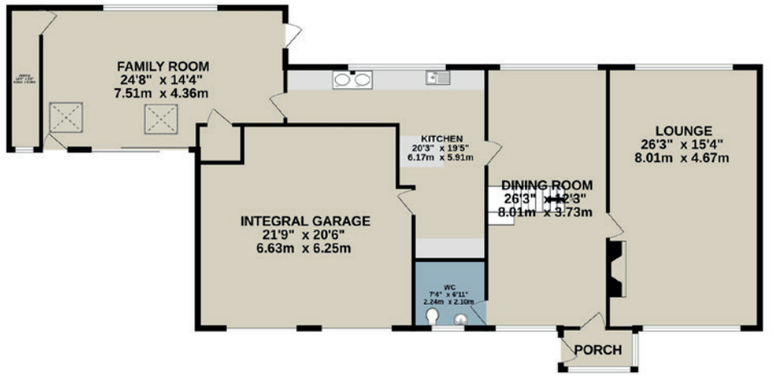
With such a stunning setting to enjoy it would be such a shame if you didn't get all your friends and family round for a BBQ or garden party and watch the amazing sun sets.



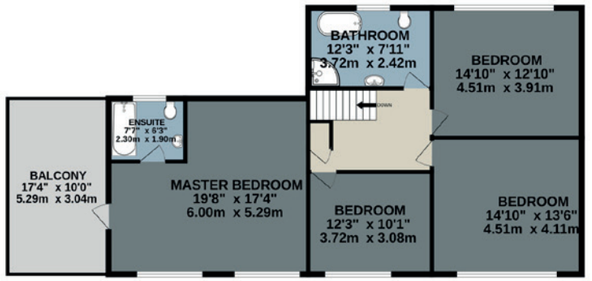




GROUND FLOOR
1836 sq.ft. (170.6 sq.m.) approx.



1ST FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA : 2888 sq.ft. (268.3 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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1 RADCLIFFE FOLD, WERNETH LOW ROAD, HYDE, SK14 3AQ

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