



LOWER ROE CROSS BARN

Mottram, Hyde



Welcome to this stunning, fully refurbished detached barn conversion, a home where modern luxury meets the tranquillity of a semi-rural escape.

Set behind secure electric gates, this five-bedroom home offers both privacy and expansive views of the surrounding countryside, while still being conveniently close to local amenities and transport links.

From the moment you step into the entrance hall, you're greeted by a perfect blend of rustic charm and contemporary style. Exposed beams and natural stone floors create a warm, inviting atmosphere.

The living spaces are generous and beautifully designed, from the cozy living room with its dual-fuel burner to the expansive open-plan kitchen and dining area, ideal for family gatherings or entertaining.

Modern sliding glass doors and glass balustrades blend seamlessly with traditional features like brick and stone walls, offering the perfect mix of old and new.

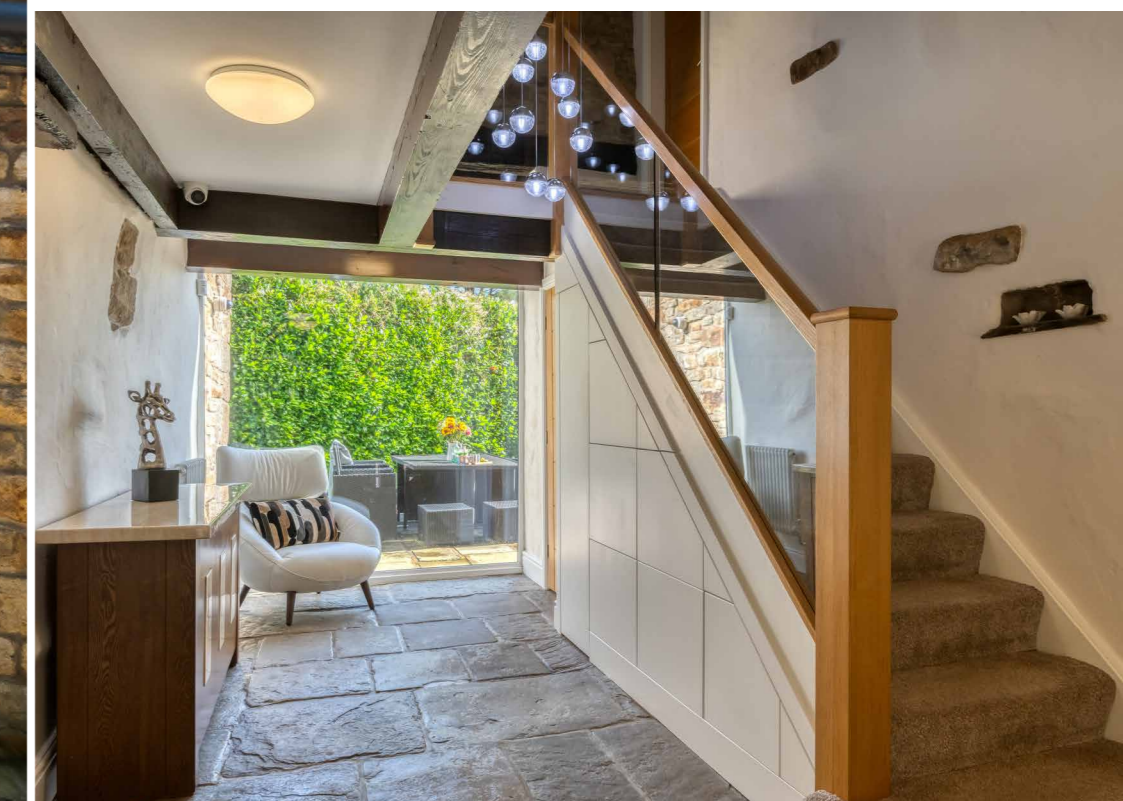


Welcome...

Step into the heart of this enchanting home, the entrance hall welcomes you with a striking composite door, leading to beautiful York stone floors and soaring exposed beams overhead.

Sunlight pours through a double-glazed wall, offering sweeping views of the lush greenery outside.

A bespoke staircase and discreet storage add both practicality and a touch of elegance to this inviting space.





The Heart Of The Home

Elegant and inviting, the dining room is designed for memorable meals with loved ones. Herringbone Karndean flooring adds a touch of sophistication, while exposed beams and a dual-fuel burner create a warm, welcoming atmosphere. A uPVC glazed door opens to the outside, seamlessly blending indoor and outdoor living.

Functionality meets style in the well-appointed utility room. With fitted wall and base units, a stainless-steel sink, and space for laundry appliances, this room is both practical and attractive. Tiled floors and a radiator make it a comfortable space to get everyday tasks done.

The expansive kitchen and breakfast room is designed to delight. Fitted with quartz countertops and state-of-the-art NEFF appliances, including a coffee machine, Quooker tap, and wine cooler, this kitchen is a dream come true for any cooking enthusiast. The generous breakfast bar invites family and friends to gather and enjoy, while the sleek design ensures a seamless flow of elegance and functionality.

The porch, more than just an entryway, is a beautiful and practical addition to this countryside home. Featuring built-in seating and an exposed stone wall, it exudes charm. The standout feature is the built-in dog shower—perfect for cleaning off muddy paws after long walks through the idyllic surroundings.





Luxury Living

The living room exudes warmth and comfort, perfect for unwinding with family or guests. A stunning dual-fuel burner, set on a rustic stone hearth, creates a cozy ambiance, while exposed beams lend a touch of historic character. The large, smart aluminium window draws in natural light and offers captivating views of the rolling countryside. With thoughtful design elements like a built-in TV and stereo sound system, this room is the perfect blend of luxury and homeliness.

Indulge in the ultimate movie-watching experience in this cinema room. With built-in TV and stereo sound, as well as modern ceiling downlights, this space is designed for relaxation and entertainment. The smart aluminium window ensures that even this cozy retreat remains bright and airy.

There is a dedicated study, a quiet sanctuary for work or reading. Exposed beams add character, while a smart aluminium window fills the space with natural light, providing inspiration in every glance out to the countryside.





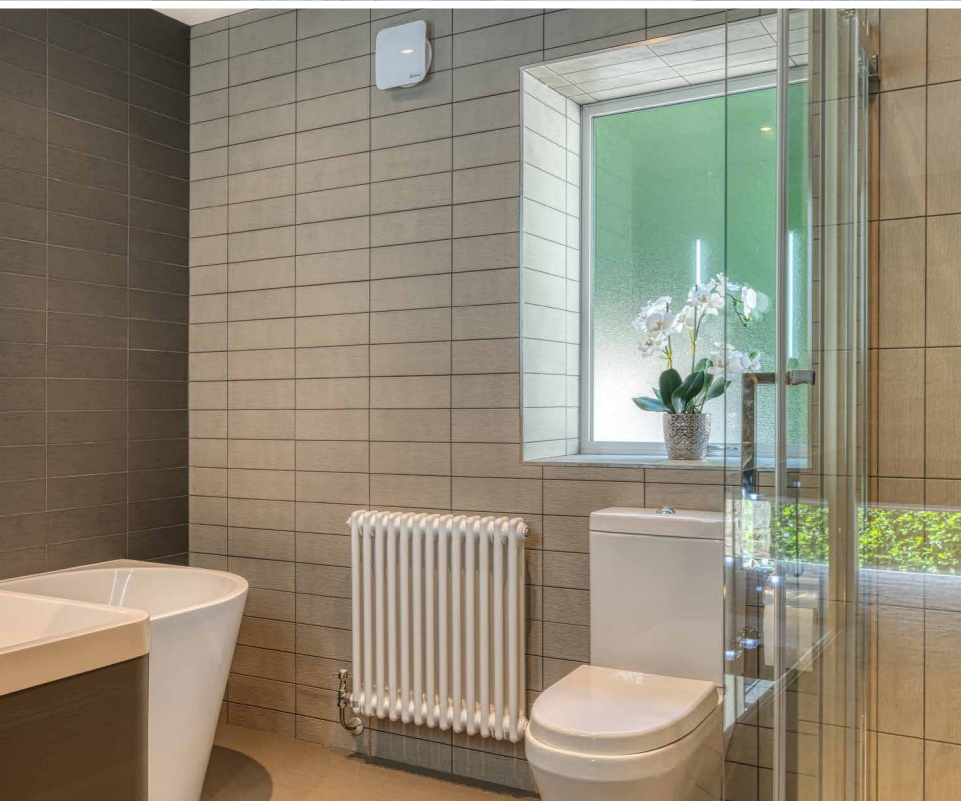
Bedroom Bliss

Ascending the bespoke staircase, the landing opens to a light-filled space with a modern glass balustrade, exposed beams, and a smart aluminium window. It's the perfect transition between the upstairs rooms, offering glimpses of the beautiful surroundings through every window.

Spacious and luxurious, the family bathroom offers a spa-like experience at home. A double-ended bath invites long, relaxing soaks, while the walk-in shower adds a modern touch.

Each of the double bedrooms is a peaceful haven, featuring exposed beams, smart aluminium windows, and fitted wardrobes. These rooms offer charming countryside views and cozy warmth.

Bedroom two enjoys the added luxury of a private ensuite, fitted with a walk-in shower and sleek with modern finishes.





Principal Suite

The Principal suite is a serene retreat designed for relaxation. With two large smart aluminium windows, exposed beams, and a bespoke headboard, the room is a harmonious blend of rustic elegance and modern comfort.

The walk-in wardrobe is a true luxury, with an abundance of storage options, including fitted rails and drawers.

The master ensuite is a private oasis, featuring a spacious walk-in shower, a sleek vanity sink, and a Bluetooth demisting mirror. Tiled walls and flooring add a contemporary touch, while a smart aluminium window brings in natural light to create a bright, relaxing space.





Glorious Gardens

Step outside to find beautifully landscaped grounds that blend seamlessly with the natural surroundings. Mature trees, lush shrubs, and tiered planting areas offer privacy and tranquility.

The gravel driveway leads to ample off-road parking, while a log store and shed provide practical storage solutions. The real gem is the expansive composite deck, complete with glass balustrades, a soothing hot tub, and a built-in water feature—perfect for relaxing and enjoying the panoramic, far-reaching views that make this property truly one-of-a-kind.

The newly added, stone-built detached garage is both practical and stylish. Featuring an electric door, multiple electric sockets, and a cold tap, it offers ample storage for vehicles and tools, with ease of access and security.

Your peace of mind is ensured with state-of-the-art security features, including smartphone-controlled gates, fully monitored CCTV, and alarm systems. Security lighting throughout the property provides added safety and comfort.





Pool & Gym

The pool room is a stunning retreat, with floor-to-ceiling windows framing the picturesque fields and countryside. The room is designed for wellness and relaxation, offering a spacious area to swim and unwind, while soaking in the beautiful views.

This versatile space also features a sauna for ultimate relaxation and access to the plant room, where the combination boiler is located. There is also a wc and shower room to use following a swim or gym session.

There are bi-fold doors lead into an additional space which is currently used as a hairdressing room. This would make a great gym or teenagers hang out space.





Floorplan

GROUND FLOOR
2790 sq.ft. (259.2 sq.m.) approx.



1ST FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 3927 sq.ft. (364.8 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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