



# BIRCHES BARN

WERNETH LOW





Imagine waking up to such spectacular views every day. Everything about this renovated barn conversion is impressive - but the inspired layout deserves special attention. It's designed to make the most of the hillside location and panoramic views. The most striking feature of this magnificent conversion is the wall of glass gable end. That affords both the first-floor master bedroom and ground floor living area stunning panoramic views. The hillside location provides the perfect vantage point to take in most of Greater Manchester and the distant Pennines. It's enough to take your breath away during the day but it really comes into its own as the sun goes down. The L-shaped lounge / dining room and the stunning kitchen dominate the ground floor. At heart, this is a family home, so these rooms are where you'll all love spending time together.







The kitchen is timeless and classic, with an island seating area perfect for breakfast time or grabbing a quick bite of lunch on the go. Full width bi-fold doors open to the patio seating area, making it so easy to spill out and enjoy the sun.







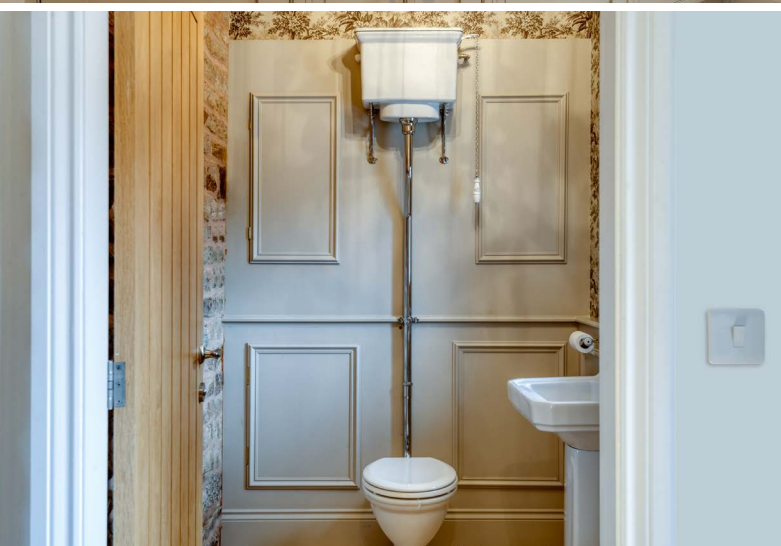




The lounge has plenty of space for relaxed seating along with a more formal dining area. Your eyes won't know where to turn. Do they take in the spectacular views or gaze into the gorgeous inglenook fireplace and stove?







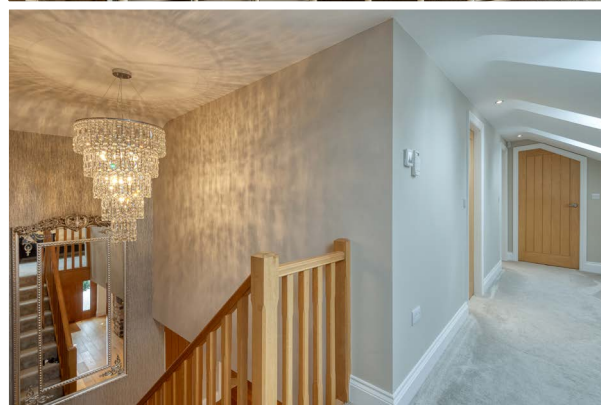
Moving away from the rear of the property to the more practical side of the home, the ground floor also has a handy utility room (with outside access so you can discard muddy boots at the door), an office and a separate snug / gym. One of the four double bedrooms is also located downstairs. With its own en-suite shower room, it will be ideal as a guest room or if you have a family member staying with you.







Upstairs has two further double bedrooms, the luxurious family bathroom and the impressive master bedroom suite.







The master suite has both a spacious en-suite (with a splendid roll top bath along with a walk-in shower) and a substantial dressing area. These are truly fine features but the star attraction of the suite will undoubtedly be the breath-taking view you get from your king size bed.







There's parking in front of the house for several cars along with a detached garage and a separate workshop/stables. The rear garden again makes the most of the hillside location. There's a paved seating area closest to the property with room for a dedicated BBQ cooking area and also a hot tub. Beyond that there's a well-maintained lawn leading to a decked sun terrace, complete with glass fronted balcony giving unspoiled views of the valley below.





The property sits amongst a small hamlet, accessed by a private road just off Werneth Low Road. If you have young children the school run will be mercifully short. Greave Primary School (rated “Good” by Ofsted) is only a 2-minute drive (or a 15-minute walk) down Werneth Low Road. For older kids who may be able to get to and from school alone, Alder Community High School in Gee Cross (another “Good” school) is less than a 10-minute bike ride away. Chances are you’ll head to Gee Cross for your day-to-day essentials. In addition to the schools, you’ll find a number of local businesses, a Tesco Express and a handful of pubs. If you need to get into Manchester for work or play, it’s a 25-minute drive. Alternatively, you could leave the car at nearby Romiley station. With frequent connections to Piccadilly throughout the day, if you time it well you can be alighting in the city centre in around half an hour. If you’re looking for a special rural retreat for you and your family, this superb barn conversion is in a class of its own - just like the views. The thoughtfully designed layout makes it a fantastically versatile home - perfect for everyday family life and ideal for entertaining.







## Out & About

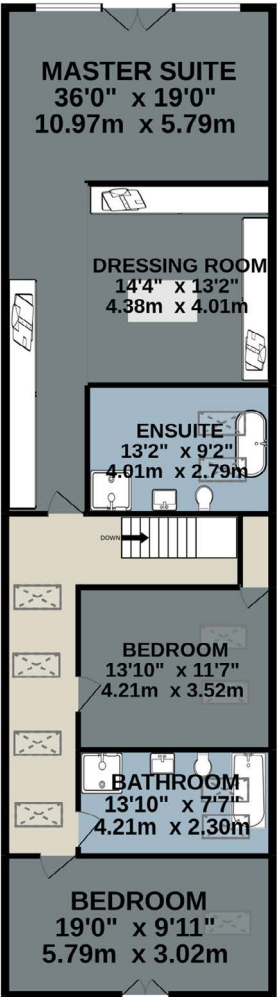
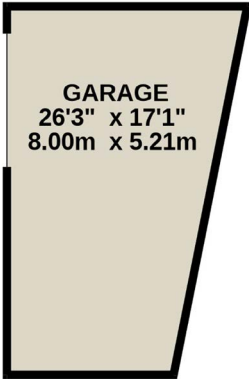
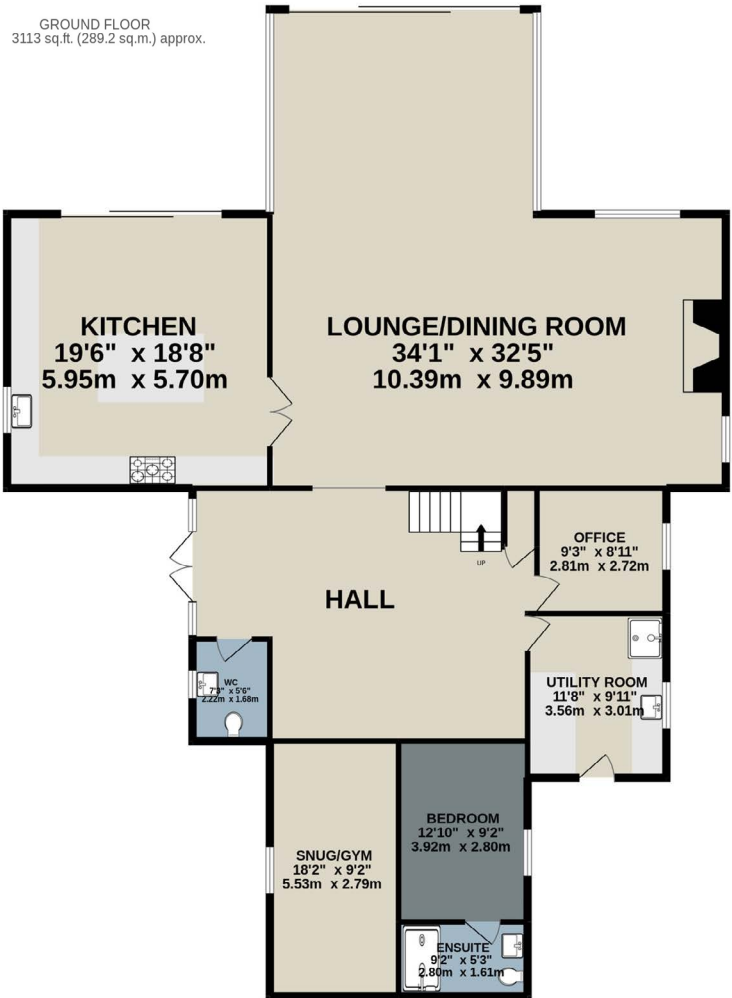
Birches Barn is perched pride of place on the top of Werneth Low, perfect for enjoying the delights of the country park, golf course, cricket club and a fabulous pub to walk to. You can easily access all the local facilities of Gee Cross, Romiley and Marple Bridge, enjoy a pavement coffee, shop local at the butchers and green grocers and perhaps a bite to eat at a local restaurant. With an amateur dramatics' theatre, gym and stables all close by you have everything to entertain the whole family. If the bright lights of Manchester City Centre attract you can be in the centre in under 25minutes for shopping, night life or for business needs. You are also only a few minutes' drive to the M67/M60 and various train stations. Manchester Airport is a 25-minute drive so you can easily travel for work or pleasure.





# Finer Details

- Exquisite family home
- Redesigned by the current owners in 2012
- Driveway for several vehicles plus garage
- Large sunny garden and patio areas for family and friends to spend time together
- Stunning principal suite with bathroom and dressing area
- Fabulous living space for all occasions
- Breath taking views
- Freehold
- Council Tax Band G
- Boiler: Air Heat Source Pump
- Loft - Light
- Garage with electrical charging point off-road parking
- Redesigned in 2012
- Walking distance to Country Park
- Walks and cycling from your front door
- Easy access to local train stations
- Motorways - M60/M67 a five-minute drive away
- Manchester Airport 25-minute drive away



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Not energy efficient - higher running costs</div>					
	92-100	A	92-100	A	
	81-91	B	81-91	B	
	69-80	C	69-80	C	
	55-68	D	55-68	D	
	39-54	E	39-54	E	
	21-38	F	21-38	F	
<div><div></div><div></div></div> <div>Not energy efficient - higher running costs</div>					
	1-20	G	1-20	G	
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.		





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