



1 RADCLIFFE  
FOLD  
WERNETH LOW







*Getting The Keys To This Charming Country Cottage Will Feel Like Sinking A Hole In One.*



## WELCOME

What could be better than enjoying an early morning coffee on your private patio watching the sunrise over Kinder Scout overlooking the manicured Werneth Low 3rd fairway?

And 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 a welcoming family home, one that's dripping in period charm with a real farmhouse feel.





## FAMILY LIVING

With plenty of spacious places for the family to get together and enough room so that everyone can do their own thing.

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.





## CULINARY DELIGHT

Through to the adjoining kitchen, the L-shaped room ticks all the traditional farmhouse style kitchen boxes. It has high end cabinets, stone floors, exposed beams and a bold black Aga.

But it also has space for a more modern breakfast bar which will be perfect for grabbing a slice of toast or a quick lunch on the go.

Both the cosy and welcoming lounge and the dining room continue to exude traditional character. In addition to the exposed beams that feature throughout the property, the spacious lounge has an eye-catching wood burner and wooden mantel at the heart of the room.

Not to be outdone, the dining room is home to the exquisitely handcrafted stairs up to the first floor.

A handy downstairs wc and cloakroom is nearby for visiting family and friends with enough room to store all manner of outdoor coats and boots.







## RELAXATION HEAVEN

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  
PRINCIPAL  
SUITE





## VIEWS AND ENTERTAINING

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.







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## FINER DETAILS

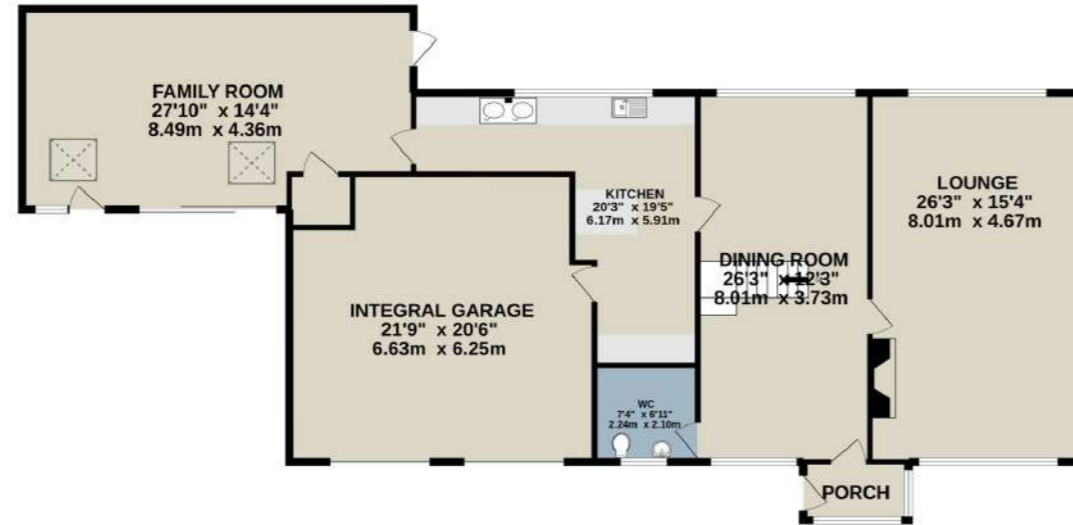
- Freehold
- Council tax band: G
- Double glazed
- Boiler Type: Oil
- Boiler location: Garage
- Double Garage
- Outside parking is available
- Fabulous Werneth Low as your backdrop
- Within easy reach of good transport links and Manchester Airport
- Romiley village is 2 minutes' drive away with restaurants, individual shops and train station



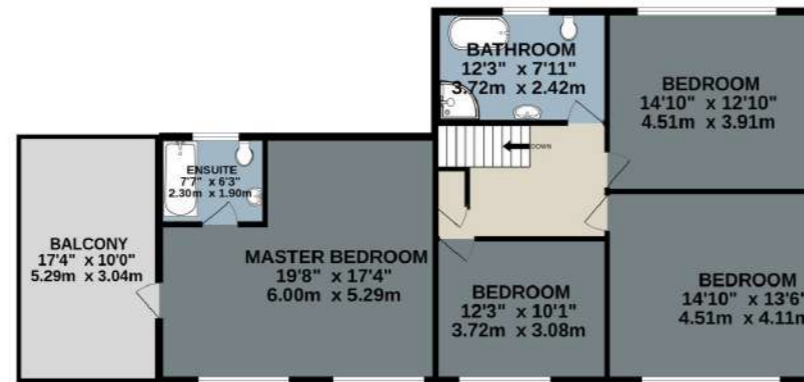
TOTAL FLOOR AREA : 2888 sq.ft. (268.3 sq.m.) approx.

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



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



## OUT & ABOUT

The property sits at the end of a small row of traditional cottages, just a short walk from Werneth Low Road.

If you have young children, Gee Cross Primary School is only a 6-minute drive away. For older kids who may be able to get to and from school alone, Alder Community High School (rated "Good" by Ofsted) 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 30-minute drive. Alternatively, you could leave the car at either Romiley or Marple and get the train.

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.

Wherever it was located, this charming farmhouse style cottage would make a fantastic family home. But the unique countryside location truly sets it apart.

It is on the edge of Werneth Low Country Park with Etherow Country Park a short walk downhill.





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*presented by*

ON THE MOVE  
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