



The Barn, Upper Watermeetings Farm, SK6 4HJ

This stunning period barn conversion is beautifully presented throughout and offers a larger than average, flexible family home. Brimming with character features throughout and breath taking views, this property offers a truly unique proposition. The property sits in an enviable position overlooking Goyt Valley with panoramic views to every elevation. In brief the property comprises a newly fitted kitchen with Range cooker and exposed brick surround, stunning living area with vaulted ceiling, oak beams, mezzanine landings, and exposed stone walls and log burner with brick surround, reading recess with feature stained glass window, cinema room, a further dining kitchen and access to bedroom four, five and shower room on the ground floor. To mezzanine one are two further bedrooms each with en suite shower rooms. Mezzanine two is accessed via a feature spiral staircase and leads to a further double bedroom. Outside there is a patio ideal for taking in the views and parking for two vehicles.

Tenure Freehold. EPC TBC. Council Tax TBC.

Price Guide: £850,000



KITCHEN 2/UTILITY

13' 2" x 11' 0" (4.01m x 3.35m)



DINING KITCHEN

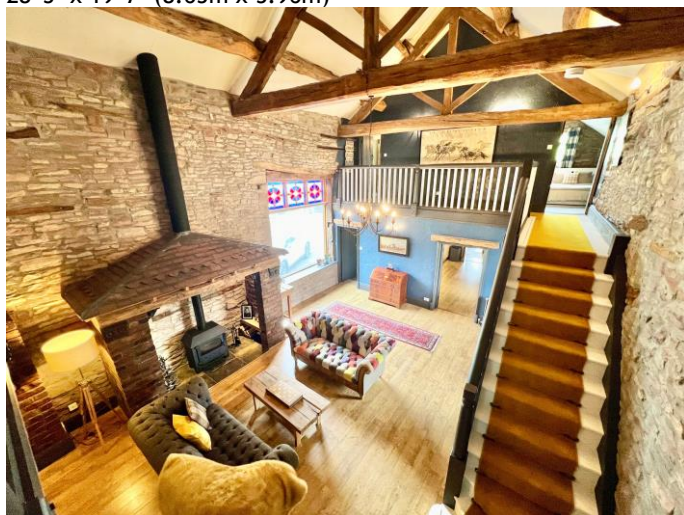
21' 10" x 15' 10" (6.65m x 4.82m)



BOILER ROOM

LIVING ROOM

28' 5" x 19' 7" (8.65m x 5.96m)



BEDROOM FOUR

12' 7" x 8' 10" (3.83m x 2.69m)



READING RECESS

8' 9" x 7' 3" (2.66m x 2.21m)



BEDROOM FIVE

9' 0" x 8' 8" (2.74m x 2.64m)

SHOWER ROOM

SIDE LOBBY

15' 9" x 5' 5" (4.80m x 1.65m)

MEZZANINE LANDING ONE

BEDROOM ONE

14' 0" x 15' 6" max (4.26m x 4.72m)



TV ROOM

10' 0" x 9' 9" (3.05m x 2.97m)

EN-SUITE SHOWER ROOM
10' 3" x 3' 0" (3.12m x 0.91m)



EN-SUITE SHOWER ROOM
9' 8" x 3' 0" (2.94m x 0.91m)



BEDROOM TWO
9' 10" x 9' 8" (2.99m x 2.94m)



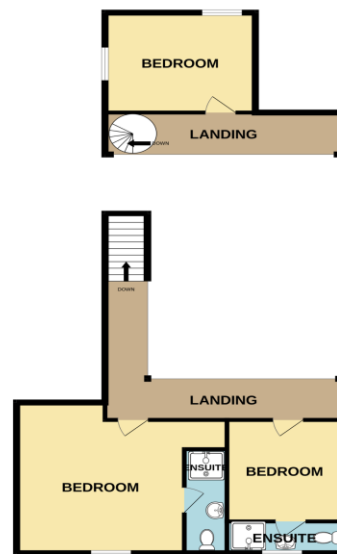
MEZZANINE LANDING TWO

BEDROOM THREE
12' 6" x 12' 2" max (3.81m x 3.71m)



GROUND FLOOR

1ST FLOOR





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