



Edelweiss,  
20 Ryefields Drive,  
Uppermill, OL3 6BX

**Kirkham**  
PRESTIGE

01457 810076



## Edelweiss, 20 Ryefields Drive, Uppermill, OL3 6BX

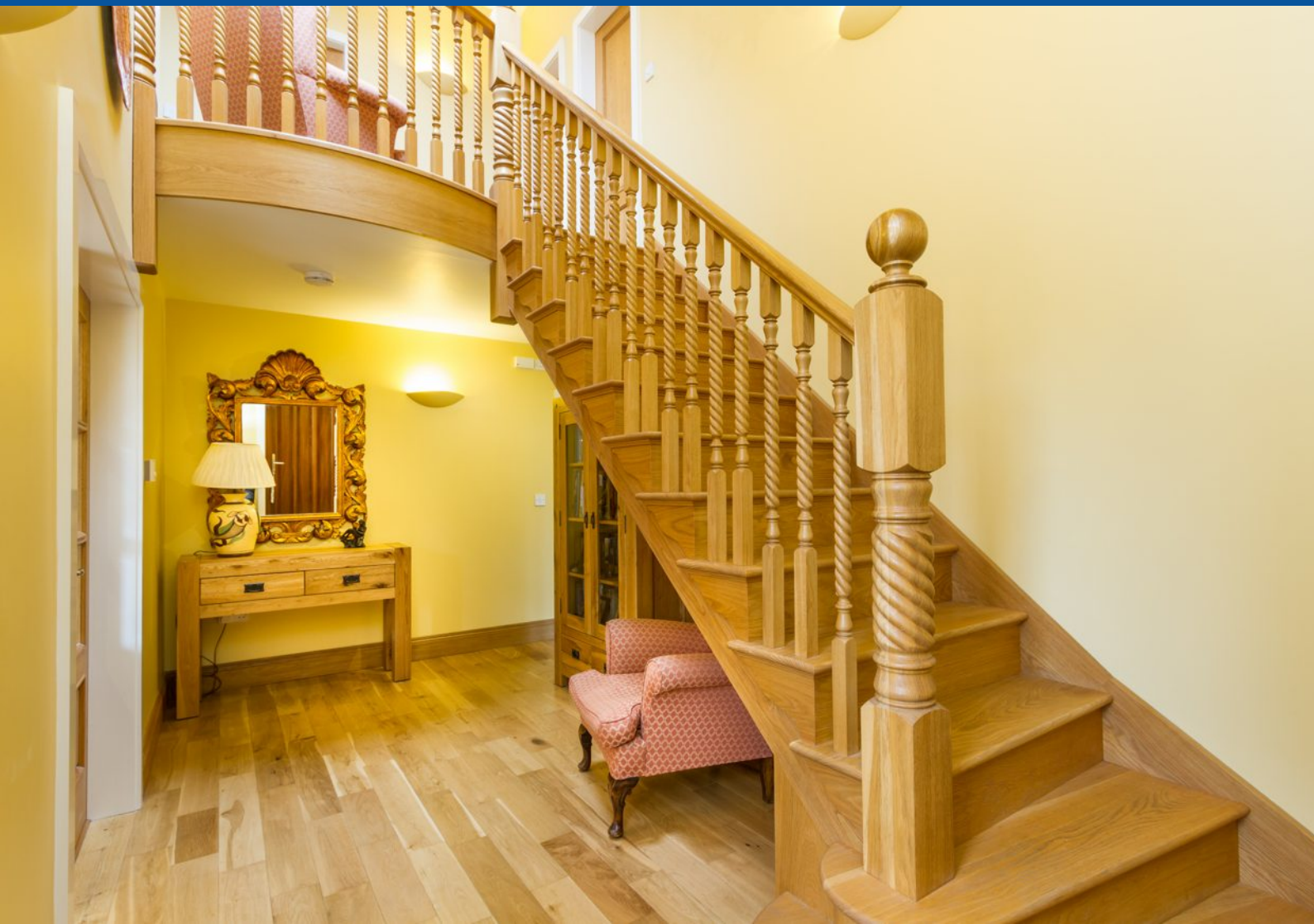
If you are looking for something unique then look no further than this substantial and versatile family home, occupying an enviable position with views towards Pots and Pans.

Ryefields Drive, Uppermill is a quiet, peaceful and private road with 18 individually designed residential properties. Although it has a rural feel the bustling village of Uppermill is a mere ten minute walk away with it's restaurants, shops, bakers, doctors surgery, banks and if the city centre of Manchester is your wish, then Greenfield railway station is only five minutes further.

Number 20 was purchased by the current owners in 2006 and has been architecturally redesigned and rebuilt to create a five plus bedroom detached family home that oozes modern elegance and sophistication. Built from reclaimed stone and slate, with feature Oak balconies shipped all the way from France and a solid Oak staircase. Every aspect of this property has been meticulously sourced with beautiful results.

Separate to the family home is a self contained building comprising three rooms and a bathroom, this building could be used for running a business from home and is situated above one of two double garages. Alternatively, it would make an ideal granny/teenager flat, or subject to planning, a fantastic holiday let.

All set on a large plot in an ideal location for all the family this amazing home really should be viewed to appreciate its charm and location.







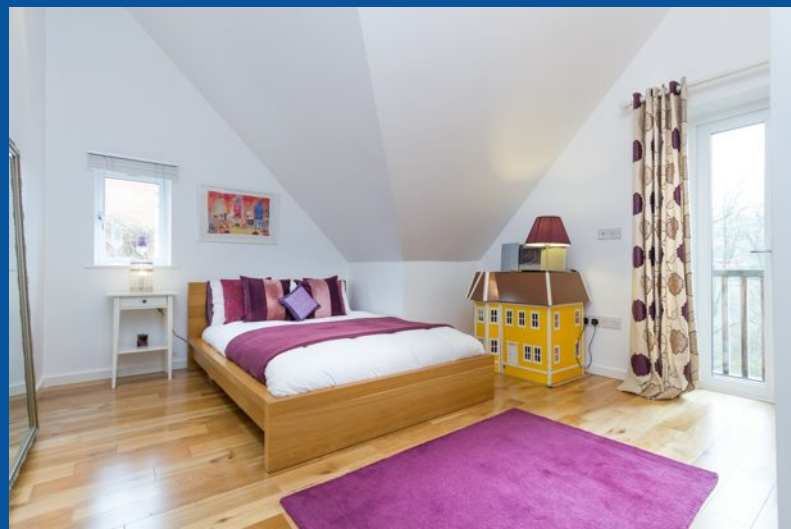
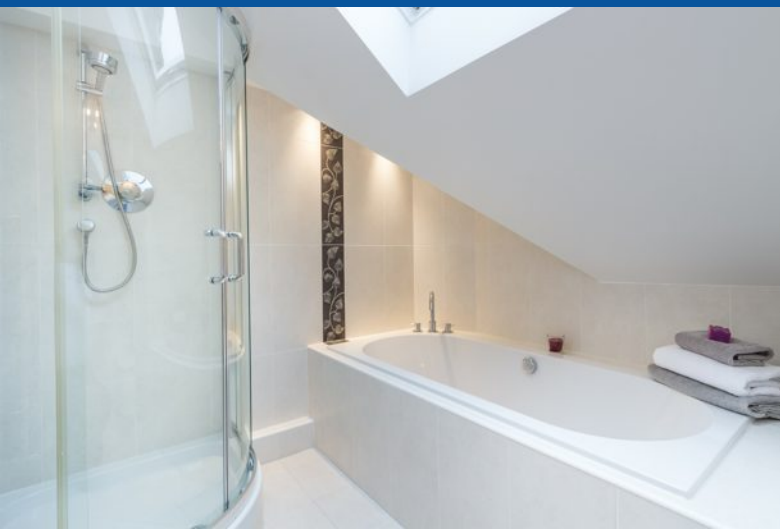
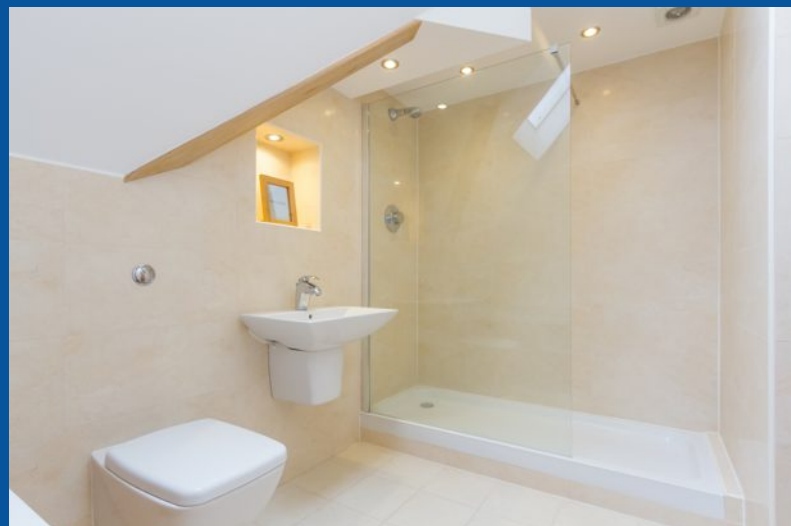
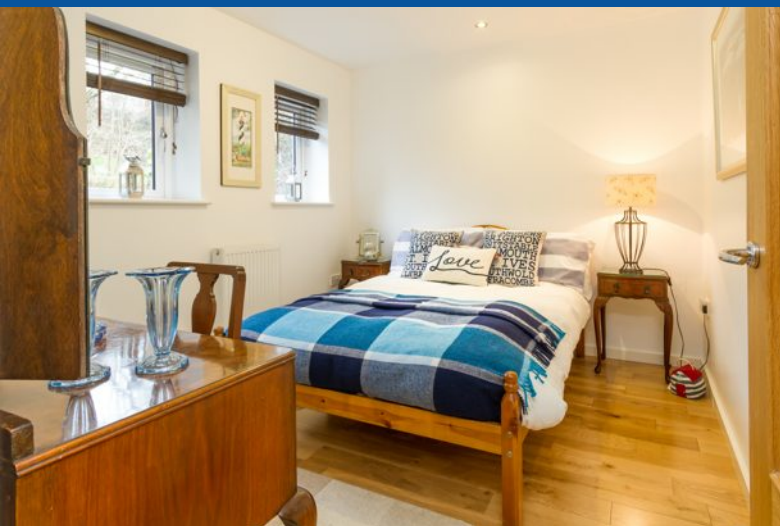














# 20 Ryefields Drive

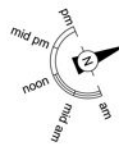
Approximate Gross Internal Area : 372.9 sq m / 4013.86 sq ft

Garage : 119.5 sq / 1286.28 sq ft

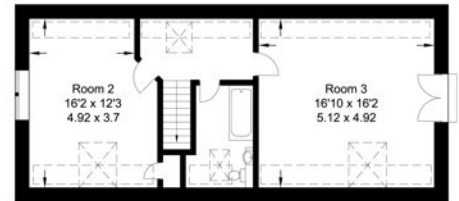
Total : 492.4 sq / 5300.14 sq ft



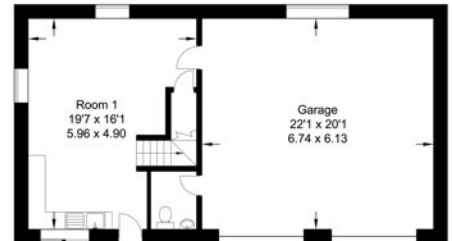
First Floor



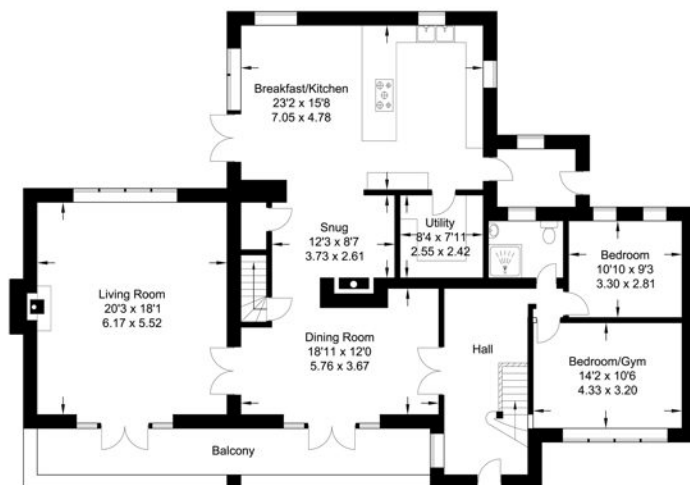
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



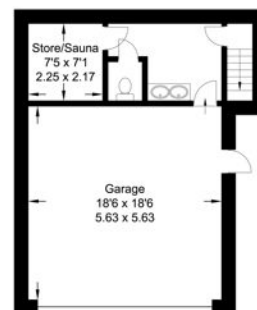
First Floor Annexe



Ground Floor Annexe



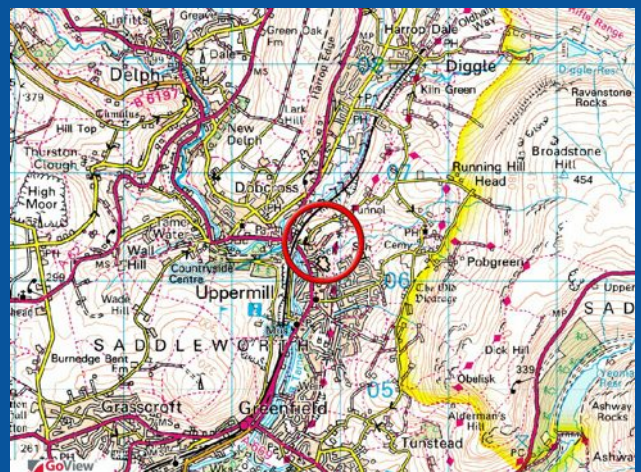
Ground Floor



Lower Ground Floor







IMPORTANT NOTICE-No checks have been made of any services (water,electricity, gas and drainage), heating appliances or any other electrical or mechanical equipment in the property. (1) The particulars are set out as a general outline only for the guidance of the intending purchasers and do not constitute, nor constitute part of, an offer or contract.(2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correction of each of them.(3) The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.

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