



Glent House, Wakefield Road, Heyrod, Stalybridge







# Glent House, Wakefield Road

Heyrod, Stalybridge

Welcome to Glent House, an imposing detached period property built around 1836 in a secluded location. This home with acres of space to grow, is a much-loved family home which the current family are regrettably leaving, giving a new family a wonderful opportunity.

Come inside through the impressive front door into a practical porch area, stacks of room for coats, boots and dog leads. The details of the stained-glass windows are beautiful and lead into the grand hallway with sweeping staircase.

To the right is your first reception room, the formal lounge. This grand space sets the tone for this elegant home. With huge windows surrounded by wooden shutter style casements, the views over the valley and beyond are stunning.

There is enough room for any combination of sofas, this is the most welcoming room to gather all your family and friends in. High ceilings showcase the original plasterwork coving which has been lovingly preserved and the dual fuel log burner lends a cosy feel.











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Next door is the dining room with generous proportions that allow for a large family table.

A gas fire keeps this room nice and cosy in the winter and large windows show the stunning views.

Through large double doors you have access from the kitchen allowing this whole area to be open plan if required.

The solid oak kitchen is in keeping with a property of this size and stature. Lots of storage and worktop space with a further hidden utility room.

Across the corridor is a beautiful family bathroom, with a walk-in shower and jacuzzi bath it is a fabulous space to relax in after a long day.



Downstairs the large cellar has been used as an entertaining space. It is ready to be converted if you wished, for all year-round use.







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Back into the hallway and up to sweeping staircase. You have a large landing which leads to four bedrooms, three of the bedrooms are large doubles and the third is a smaller room but will still accommodate a double bed.

The family bathroom is a good size and has stunning roll top bath with a wc tucked around the corner behind a curved wall, this house has unusual and surprising features!

The first double bedroom has space for a king-sized bed, two sets of wardrobes and beautiful windows with the same statement windows as downstairs.

Next door is the principal bedroom; with original fireplace and stunning is an oasis that would be difficult to leave. The third double bedroom has copious amounts of space for a double bed and has built in storage in keeping with the style of the house. The final bedroom is currently being used as a dressing room but would make a nice office space if needed.

Upstairs is a huge attic space with wooden flooring and lots of room for all of your storage items.











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### Outside

Hidden away from view in an elevated position you would not know that this remarkable property even existed.

There is a private gated driveway which has easy access to the kitchen door meaning unloading shopping is a breeze. There is off-road parking for multiple cars behind the property and further on street parking close by.

The property is surrounded by gardens, a sizable side garden which is laid to lawn with mature trees and shrubs to the side and a further large patio area with room for family gatherings in the summer. A raised decked area with composite decking is the perfect spot to relax with views over the valley opposite.



To the rear of the property there is an entrance gate leading to an area for outdoor drying and hosing down muddy paws after a long walk.

We would like to welcome you to Glent House, please give us a call to arrange a viewing,



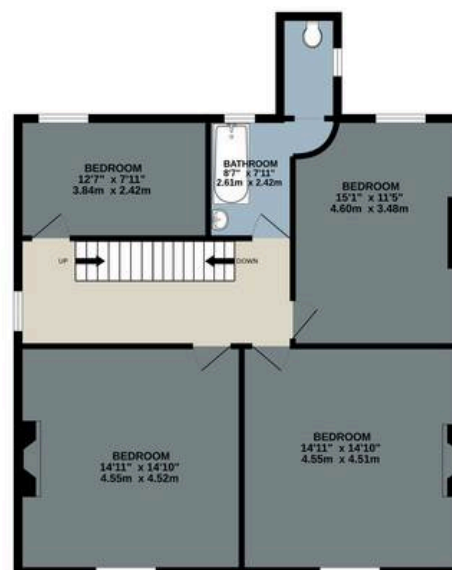
**BASEMENT**  
301 sq.ft. (28.0 sq.m.) approx.



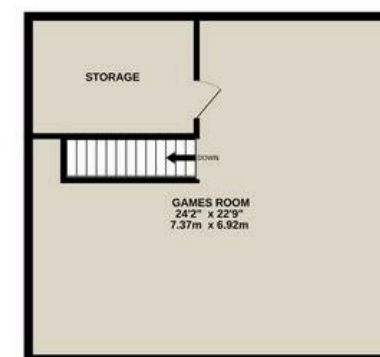
**GROUND FLOOR**  
990 sq.ft. (92.4 sq.m.) approx.



**1ST FLOOR**  
899 sq.ft. (83.0 sq.m.) approx.



**2ND FLOOR**  
549 sq.ft. (51.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2744 sq.ft. (254.9 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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If the bright lights of the city or the peace of the countryside is your cup of tea this property fits the bill. Heyrod village is on the edge of so much outstanding beautiful countryside just waiting to be explored. A 10 minute walk gets you to Stalybridge train station so you can be in Manchester in under 30 minutes. Stalybridge has a bustling town centre, there is a large Tesco for the weekly shop and plenty of cafes and bars to enjoy. The Huddersfield Narrow Canal is perfect for walks with friends. If you are feeling more adventures the Pennine Moors are close at hand offering varied walking opportunities. Cheetham Park is close by and Stalybridge Country Park lies just over a mile away, with its four reservoirs and Cowbury Dale and adjoining land at Carrbrook.

Council Tax band: E

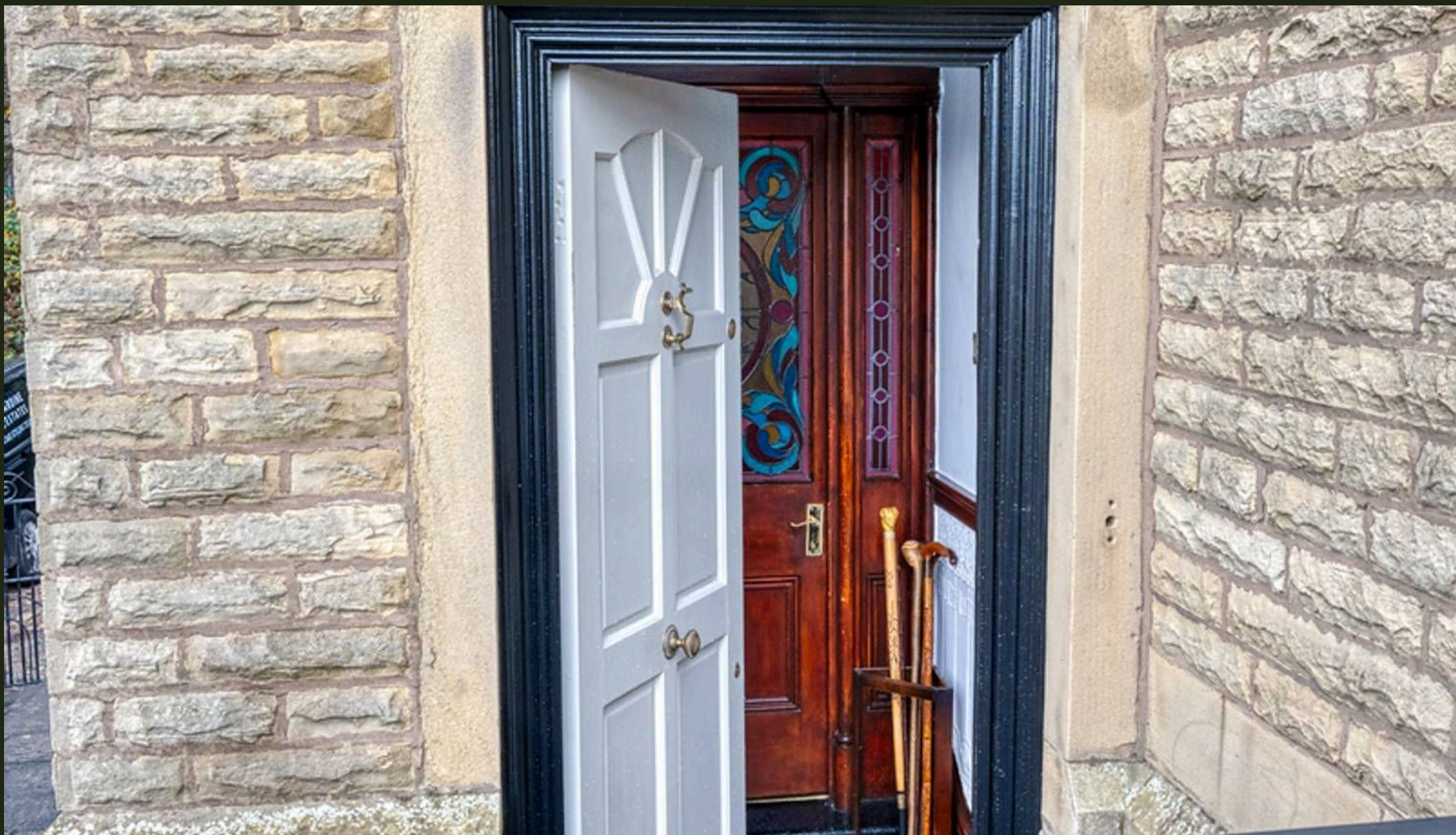
Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached home in a secluded, elevated position
- Enjoy walks and cycling from your front door
- Off-road parking for several cars
- Character home with bags of space and original features
- Substantial side garden with further seating areas
- Cellar & Attic rooms
- Four double bedrooms.







# Jardine Estates

287 Stockport Road, Gee Cross, Hyde - SK14 5RF

0161 871 7071 • [team@jardineestates.co.uk](mailto:team@jardineestates.co.uk) • [jardineestates.co.uk](http://jardineestates.co.uk)



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