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Willowbrook Farm, Cowbrook Avenue, Glossop, SK13 8QT

This extraordinary executive residence is an absolute one-of-a-kind masterpiece. Opportunities like this are incredibly rare. This home has been completely transformed and re-developed to form a truly magnificent family home, set in a substantial garden plot, through which a delightful brook runs. In recent years Willowbrook Farm has been carefully crafted to form one of the areas finest properties with painstaking attention to details incorporating a Control4 smart home. Set at the head of a highly sought after "No Through Road" via a gated entrance, the accommodation of this stunning property is flexible and adaptable to individual needs, with further potential for a self contained leisure annex. The interior with high class fixtures and fittings can only be appreciated with an internal inspection. * Don't miss your chance to own this unparalleled gem*.

Offers In The Region Of £995,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Willowbrook Farm, Cowbrook Avenue, Glossop, SK13 8QT

- 6 Bedroom Executive Detached (Stunning Master Bedroom Suite)
- Outstanding Specification
- Simply Must be Viewed to be Appreciated
- Detached Garage and Parking for Numerous Vehicles
- Substantial Garden Plot and Small Holding with Gated Entrance
- Delightful Brookside Location
- Further Extension/Development Potential (STP)
- Control4 Smart Home & Ubiquiti Unifi Wifi
- Bespoke Kitchen with Quartz Worktops and Larder Units
- LED Lighting and Underfloor Heating Throughout

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, 2 ground floor Bedrooms, stunning open plan Living Room and Kitchen/Dining, Cinema Room, Utility Room

To the first floor Master Bedroom with En-suite and also a balcony overlooking the substantial garden plot, 3 further double Bedrooms and Family Bathroom

Externally the property occupies a substantial plot with detached Garage, parking for numerous vehicles, children's adventure play area with astro turf section. To the rear of the property there is a substantial sun terrace with further lawned gardens, a brook runs through the garden plot and there is a footbridge over the brook leading to a small holding area with large chicken coop and run.

Summary Contd....

The property is located in a most established and well regarded residential location with good access to all local amenities. Glossop Town Centre is within easy reach with its thriving high street and eclectic night life. The local Glossop train station provides excellent commuter links whilst local junior and high schools are also within easy reach as is the ever popular Manor Park.

The Accommodation in Detail Comprises:

Entrance Hallway

Key code access with double glazed composite security door, oak staircase with glass balustrades, Karndean flooring, 2 uPVC double glazed windows

Cloaks/WC

Low level WC, wash hand basin with vanity storage unit below, uPVC double glazed window, fully tiled.

Open Plan Living Room/Kitchen/Dining

30'7 x 19'5 (9.32m x 5.92m)

Double glazed five leaf aluminium bi-folding doors, 2 uPVC double glazed picture windows, solar powered and rain sensor, 5 double glazed Velux windows all of which bring daylight streaming into the property, feature log effect Smart fire, full range of wall and floor mounted units with central island and larder cupboards, one and a half bowl inset sink with quartz work surfaces, instant hot water tap, integrated high quality AEG appliances (still under Guarantee) including built-in oven, combination oven/microwave and grill plus plate warmer, integrated dishwasher, five point induction hob with retractable extractor hood, wine fridge, integrated fridge freezer, island breakfast bar, 2 built in ceiling speakers.

Utility Room

10'7 x 5'3 (3.23m x 1.60m)

Wall and floor mounted units, plumbed for automatic washing machine and dryer, recessed TV, uPVC double glazed window, fitted wide Quartz worktop

Bedroom (5)

10'0 x 9'6 (3.05m x 2.90m)

Laminate flooring, uPVC double glazed window, recessed LED lit shelf

Bedroom (6)

11'0 x 10'2 (3.35m x 3.10m)

uPVC double glazed bay window with bench storage, laminate flooring, recessed LED shelf

Cinema Room

16'4 x 13'11 (4.98m x 4.24m)

2 uPVC double glazed windows with electric blinds, retractable projector screen with recessed built-in 77" TV behind, integrated beer/soft drink fridge, LED mood lighting, built in 7.1 Dolby Atmos surround sound

First Floor:

Landing

Master Bedroom

21'1 x 19'1 reducing to 16'6 (6.43m x 5.82m reducing to 5.03m) (including En-suite), 2 uPVC double glazed windows, 2 double glazed Velux windows, aluminium French doors onto the balcony with its glass balustrade, porcelain floor tiles, air conditioning unit, LED step lights, built in ceiling speaker, coffee station (all windows and doors fitted with electric controlled blackout window blinds and remotes

En-suite

Contemporary en-suite having walk-in shower cubicle, low level WC, twin bowl wash hand basins with vanity storage below, uPVC double glazed window, contemporary towel rail/radiator, fitted Quartz worktop with LED, mirror with speaker and lights, recessed shelf lights,

Bedroom (2)

11'7 reducing to 8'6 x 10'1 (max) (3.53m reducing to 2.59m x 3.07m (max))

Laminate flooring, uPVC double glazed window, loft access

Bedroom (3)

12'11 x 8'8 reducing to 8'6 (3.94m x 2.64m reducing to 2.59m) uPVC double glazed window, laminate flooring

At night the property comes alive with the designed lighting throughout the garden and on the property. The RGB lighting can be changed for any mood/scene. Full Hikvision colour CCTV with sound.

Bedroom (4)

9'11 x 9'7 (3.02m x 2.92m)

uPVC double glazed window, laminate flooring

Family Bathroom/WC

Contemporary suite having Jacuzzi bath with built in mood lighting, separate shower cubicle, waterproof bathroom TV, contemporary twin bowl wash hand basins, fully tiled, contemporary towel rail/radiator, recessed spotlights, uPVC double glazed window, shelf with LED lighting, built in ceiling speakers

Externally:

With a gated access and full HD intercom system the property has a sweeping driveway with off road parking for numerous vehicles and a Detached Garage with remote control electronically operated up and over door and power and lighting. Adjacent wood store.

There is a substantial children's adventure play area with rubber safety chippings and astro turfed section ideal for ball sports

A substantial sun terrace and barbeque area span the width of the rear of the property with further lawned side garden area.

Worthy of particular note to the front of the property is the external entrance to the dwelling with porcelain steps with external LED lighting, terraced flowerbeds and waterfall feature.

The rear garden area has a brook which flows through the property ideal for budding anglers.

Off the rear lawned garden area there is a wooden bridge over the brook which leads to a large enclosed chicken run/woodland small holding with a substantial chicken coop and water feature.

Outdoor Heating Room

Purpose built for drying laundry

Planning Permission

Planning Permission was granted on the 30.07.2021 (Application No. HPK/2021/0091 for a single storey side extension to be utilised as a leisure annex. For further details contact the Office.



Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



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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