





# Pinfold Cottage 22 Town Lane, Charlesworth, Glossop, Derbyshire, SK13 5HA

**\*\* SEE OUR VIDEO TOUR \*\*** A charming, Grade II Listed, detached period property of character, forming part of the Charlesworth Conservation Area, bursting with features and guaranteed to impress. Briefly the cottage comprises on the ground floor, an entrance hall, shower room, sitting room with mullion windows, exposed beams and fireplace, a small study, separate dining room and useful, hobby room/home office. There is a farmhouse kitchen with a feature gallery and room for a breakfast table, utility room and sun room. Upstairs the landing leads to three double bedrooms, a bathroom and a Jacobs ladder leads up to two attic rooms with exposed roof trusses and further potential. Outside there are private South facing gardens and off road parking. Energy Rating E

## Guide Price £495,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

#### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue up the hill and over the bridge into the village of Charlesworth and in the centre turn left onto Town Lane, follow the road and after a short distance, Pinfold Cottage is on the right hand side.

#### GROUND FLOOR

##### Entrance Hall

Front door, tiled floor, double glazed side window, two central heating radiators and spindled stairs leading to the first floor.

##### Shower Room

Shower cubicle, high level wc and wash hand basin, central heating radiator and double glazed side window.

##### Sitting Room

15'2" (less chimney breast) x 13'11"

Front stone mullion window and window seat, two central heating radiators, exposed ceiling beams, gas burning stove and brick fireplace, glazed doors to:

##### Small Study

6'8" x 4'0"

A useful space with two double glazed front windows.

##### Dining Room

16'3" x 13'4" (max meas)

Front window, double glazed rear window, central heating radiator, brick fireplace, brick fireplace, four wall light points and door to:

##### Hobby Room/Home Office

14'2" x 6'11"

With double glazed front and rear windows, fitted gas fire.

##### Breakfast Kitchen

14'3" x 10'11"

A range of fitted farmhouse shaker style kitchen units including base cupboards and drawers, wood block effect tops and single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, rangemaster gas/electric cooker, filter hood and wall cupboards, tiled floor, central heating radiator, spindled gallery accessed from the first floor landing, two double glazed rear windows and external rear door, steps and door up to the sun room and door to:

##### Utility Room

Plumbing for an automatic washing machine, Glow Worm gas fired central heating boiler, tiled floor, wall cupboards and double glazed window.

### Sun Room

12'7" x 8'5"

Tiled floor.

## FIRST FLOOR

### Landing

Central heating radiator, double glazed rear window, Jacobs ladder and hatch to the attic space, doors leading off to:

### Bedroom One

14'0" (to chimney breast) x 12'11"

Stone mullion front window, central heating radiator and built-in wardrobes.

### Bedroom Two

13'6" x 11'9"

Front window and double glazed rear mullion windows, central heating radiator.

### Bedroom Three

11'5" (max) x 9'8"

Front window, central heating radiator and built-in wardrobes.

### Bathroom

A white suite including a corner bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, central heating radiator and shaver point.

### Attic One

13'4" x 10'6" (to chimney breast)

Exposed roof beams and front window, storage cupboards and central heating radiator, opening through to:

### Attic Two

13'1" x 10'6" (plus cupboards)

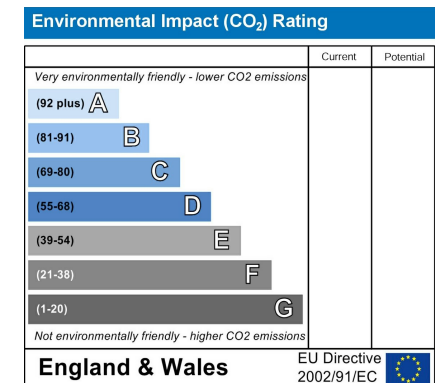
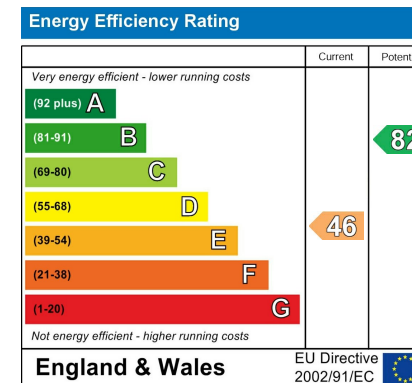
Front window, storage cupboards and central heating radiator.

## OUTSIDE

### Gardens

The cottage has off road parking at the front and the private South facing gardens extend to the side and rear.

Our ref: Cms/cms/0226/24









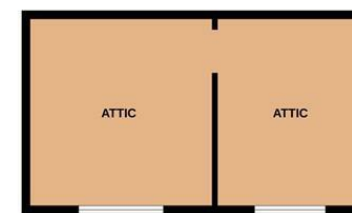
GROUND FLOOR



1ST FLOOR



2ND 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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