



COUNTRY  
HOLMES

# 102 Padfield Main Road, Padfield

£650,000

6 2 4



- Extended Semi-Detached
- 6/7 Bedrooms
- Large Gardens & Parking
- Paddock And Orchard Area
- FreeholdProperty
- Extensive Family Accommodation
- Picturesque Setting
- Garage With Planning
- Cellars
- Viewing highly recommended





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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A fantastic opportunity to purchase a stunning 6/7 bed extended semi-detached property offering large gardens, parking facilities, a detached triple garage with adjoining workshop and woodstores with Planning Permission to convert into a 1-bed annexe. Grazing land made up of a paddock and raised parking area, 0.7 acres including the whole plot. Previously the village Liberal Club this beautiful property has superb family accommodation throughout with far-reaching views and is situated within the popular picturesque village of Padfield which is within easy reach of both Glossop and Hadfield both of which offer excellent shopping facilities and transport links to include train stations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01457 761310 | glossop@countryholmes.co.uk | www.countryholmes.co.uk  
18 High Street West, Glossop, Derbyshire, SK13 8BH