

Hurst Farm, Derbyshire Level, Glossop, Derbyshire, SK13 7PT



- FREEHOLD & NO VENDOR CHAIN
- Idyllic and Prestigious Location
- Detached Family Home
- Immaculately Landscaped SOUTH FACING Gardens
- Living Space over 3000sqft
- Four DOUBLE BEDROOMS / 2 x En-suites
- Spacious SOUTH FACING Orangery
- Private Off Road Parking for Several Vehicles
- Far Reaching Countryside Views
- Commutable Distance to Sheffield & Manchester

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MAIN DESCRIPTION ***FREEHOLD & NO VENDOR CHAIN***

Stepping Stones are proud to represent the sale of this stunning former Farm House boasting over 3000sq feet of family living space surrounded by private mature gardens. Originally built in 1763 this beautiful home has been lovingly and sympathetically restored by its current owners, retaining original period features, but combining new ones in keeping with the character and feel of a period country farmhouse.

This unique property is situated on Derbyshire Level within the Peak District National Park, which is a prestigious and sought-after location within Glossop bordering glorious open countryside and enjoys stunning and far-reaching scenic views.

Nestled between Sheffield and Manchester on the foothills of the dramatic rugged open moorland, Hurst Farm enjoys the very best of rural living situated on the very edge of a thriving market town yet benefits from being within a commutable distance to two major cities- including a direct rail link into Manchester City Centre.

Glossop presents a host of local shopping and leisure facilities including a great range of shops, restaurants, and pubs with home cooked food together with a generous and excellent selection of local primary schools and two comprehensive schools on offer. Glossop boasts numerous doorstep scenic walks and open spaces, breath-taking open countryside, and has the additional leisure pursuits of an 18-hole golf course, indoor swimming pool, tennis courts and all-weather football pitches also.

This beloved family home and gardens enjoy a secluded and private position, where there is gated off road parking for several vehicles and a showstopper garden with well stocked borders and sweeping lawns. The internal accommodation offers a true family living space, full of charm, character and is finished to a very high standard using local period joiners Jack Badger for timber work, a handmade kitchen crafted by Tom Howley and William Morris décor throughout.

In brief; Main Entrance Hallway, Formal Lounge with Multifuel Burner, South Facing Orangery/Garden Room, Open Plan Kitchen come Diner, Formal Dining Room, Inner Hallway with Utility Room, Back Hallway and Boot Room with Ground Floor w/c. The first floor has a spacious landing currently used for a home office and THREE BEDROOMS with a very spacious main bedroom suite with walk in wardrobe and en-suite Wet Room. A further en-suite to bedroom two and Family Bathroom. The second floor has a very spacious DOUBLE Bedroom with walk in wardrobe and w/c.

This is a unique opportunity to purchase this quality home within one of Glossop's most prestigious locations. Viewing is highly recommended.

The property is exempt from waste water rates.



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HALLWAY 1 / BOOT ROOM 5' 5" x 4' 8" (1.66m x 1.43m)

The accommodation is entered via a glorious handcrafted Solid Oak external door leading to a practical hallway/boot room- with attractive stone flagged flooring, ceiling light point, internal latch handmade oak door to ground floor w/c, and internal handmade oak door leading on into the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 15' 4" x 14' 2" (4.68m x 4.33m)

A comprehensive range of high and low bespoke handmade fitted kitchen units made by Tom Howley with attractive larder storage and integrated appliances comprising of; microwave oven, warming drawer, coffee machine, fridge and dishwasher. Splashback tiling, range master double oven, display cabinets with lights, built in wine rack, double Belfast sink with attractive mixer tap, floor mounted designer cast iron radiator, ceiling spotlights, pendant light point, and timber double glazed sash window to the side elevation. Under cupboard lighting, exposed stone floor, internal latch original timber door to formal dining room and a wall mounted TV aerial point.



ORANGERY/GARDEN ROOM 33' 3" x 10' 7" (10.15m x 3.23m)

A beautiful south facing garden room/snug opening to a large dining area, enjoying a tranquil view of the private rear garden with exposed stone flooring and stone window seating. Oak beams to ceiling, floor mounted cast iron radiator, internal handmade oak door to hallway and functional utility room. Dining area with wall floor mounted cast iron radiator, oak beams to ceiling, light point and spotlights, opening to kitchen.



FORMAL LOUNGE 23' 11" x 21' 11" (7.31m x 6.69m)

An attractive and original timber door providing access to an expansive lounge with double glazed timber windows with exposed stone windowsills to both the front and side elevations. French doors providing access to the rear Orangerie, feature oak beams to ceiling, large stone fireplace with stone hearth and multifuel burning stove, 2 x floor mounted designer cast iron radiators, ceiling spotlights, TV aerial point. Double French doors leading out to the wonderful outdoor seating and dining area.



FORMAL DINING ROOM 15' 0" x 9' 3" (4.59m x 2.83m)

Part of the original farmhouse a room steeped in history, a cosy and characterful reception room currently used for formal dining with two timber framed windows to the front elevation, floor mounted designer cast iron radiator, picture rail, ceiling light point, attractive and original timber door to main entrance hall.



HALLWAY 2 16' 9" x 8' 0" (5.13m x 2.46m)

External door leads to a spacious hallway with useful under stair storage, picture rails throughout, ceiling light point, floor mounted cast iron radiator, internal original doors which lead to further ground floor accommodation.



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GROUND FLOOR W/C 5' 8" x 4' 8" (1.75m x 1.43m)

A two-piece suite comprising of w/c and wall hung sink unit, attractive stone flooring, oak beam to ceiling, extraction fan, ceiling light point, timber double glazed window to the side elevation, attractive stained glass over door window, wall mounted cast iron radiator and handmade oak cupboard to house boiler.



INNER HALLWAY & UTILITY 4' 9" x 4' 8" (1.45m x 1.44m)

Inner hallway from main entrance hallway leading through to orangery with utility room, plumbing for automatic washing machine, space for condensing dryer and space for two tall fridge freezers, ceiling spotlights.



LANDING 17' 0" x 8' 5" (5.20m x 2.59m) (widest point)

A spacious and attractive landing space currently used as a home office with timber double glazed window to the rear elevation with far-reaching countryside views and stunning garden aspect. Picture rail, 3 x ceiling light points, 1 x wall light point, floor mounted designer cast iron radiator, turn stairs to the second floor accommodation, internal handmade oak doors to the first floor accommodation.



FAMILY BATHROOM 8' 3" x 8' 5" (2.53m x 2.58m)

A three-piece suite comprising of a low-level w/c, pedestal sink unit and freestanding roll top bath with Victorian style mixer tap with handheld shower head. Attractive panelling to walls, floor mounted designer heated towel rail, ceiling spotlights, wall light point, picture rail, tiled flooring, timber double glazed window to the front elevation.



MAIN BEDROOM SUITE 22' 0" x 15' 8" (6.73m x 4.79m)

A very spacious and inviting main bedroom with high ceilings and oak beams to ceiling. Ceiling spotlights, 3 x double glazed windows to the rear and side elevations with superb countryside views and garden aspect, floor mounted designer cast iron radiator, stone windowsills, attractive iron fireplace, internal handmade oak doors leading to valuable walk-in wardrobe and en-suite/wet room.



EN-SUITE TO MAIN BEDROOM 13' 0" x 7' 2" (3.98m x 2.19m)

A very generous en-suite bathroom with wet room style shower, Indian stone splashback, attractive wall panelling, attractive two piece Sanitan suite comprising of w/c and pedestal sink unit, ceiling spotlights, extraction fan.



WALK IN WARDROBE 8' 5" x 7' 1" (2.59m x 2.17m)

A fantastic space with a range of clothes hanging rails, ceiling spotlights, timber double glazed window to the front elevation, loft access point.

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BEDROOM TWO 15' 10" x 11' 5" (4.83m x 3.50m)

A further generous double bedroom with timber double glazed window to the rear elevation with far reaching spectacular countryside views, picture rail, ceiling light point, floor mounted designer cast iron radiator, internal timber door to attractive en-suite.

EN-SUITE TO BEDROOM TWO 8' 7" x 5' 1" (2.63m x 1.55m)

A further generous en-suite with a three piece Sanitan suite comprising of a low-level w/c and sink cabinet unit and shower. Splashback tiling, attractive panelling to walls, window to the side elevation, ceiling spotlights, picture rail.

BEDROOM FOUR 15' 7" x 9' 1" (4.77m x 2.77m)

Another double bedroom including 2 x timber framed double glazed windows to the front elevation, picture rail, ceiling light point, designer cast iron radiator.

BEDROOM THREE 18' 4" x 13' 1" (5.59m x 4.00m)

Situated on the second floor is this very spacious double bedroom with 2 x Velux style windows to the front and rear elevations, storage to eaves, wall mounted radiator, ceiling spotlights, walk-in wardrobe with light point and internal door to WC.

W/C 6' 0" x 4' 3" (1.83m x 1.30m)

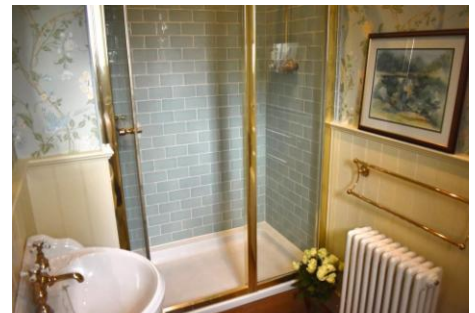
A two-piece suite comprising of low-level w/c and sink unit, additional storage area, Velux style window, ceiling spotlight.

EXTERNAL

The property sits within a sizeable plot with a small front garden, large side gated gravelled parking area for several vehicles and rear access.

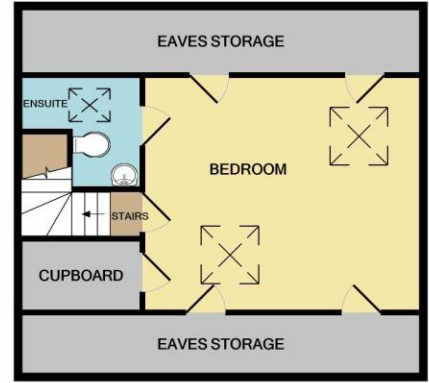
The rear garden is a showstopper, carefully manicured by the current vendor creating a country garden feel with well stocked borders and sweeping lawns.

There are plenty of seating options around the gravelled areas to the rear of the house ideal for barbequing and dining and the bonus of a beautiful terrace seating area perfect for entertaining which attracts the sun all day and enjoys both the view of the garden and the surrounding countryside.

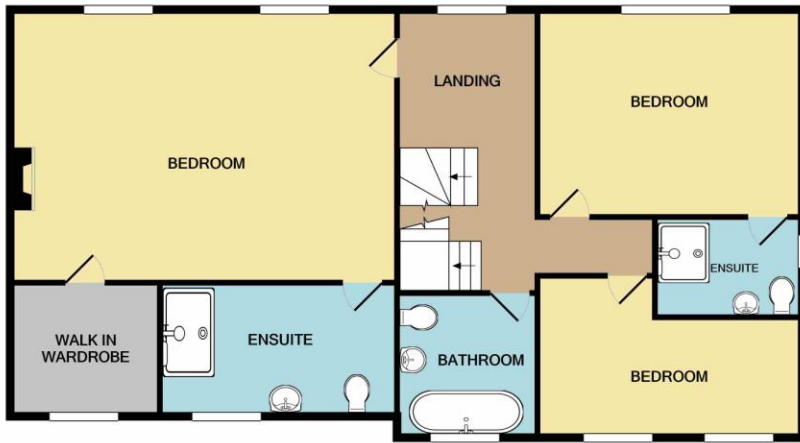




GROUND FLOOR
APPROX. FLOOR
AREA 1493 SQ.FT.
(138.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1074 SQ.FT.
(99.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3055 SQ.FT. (283.8 SQ.M.)

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. 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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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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