

49 Sheffield Road, Glossop, Derbyshire, SK13 8QJ



- FREEHOLD
- Impressive & Unique Stone Property
- 6 Bedrooms (5 double)
- Two Reception Rooms
- Dining Hall
- Utility, w/c, Playroom, Shower Room
- Private Driveway
- Large Rear Garden with development potential
- Garage
- Close to Glossop Town Centre

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MAIN DESCRIPTION

FREEHOLD

This characterful and charming stone property located just a short distance from Glossop Town Centre is the perfect family home, offering extremely spacious internal accommodation along with the most delightful rear garden which has development potential.

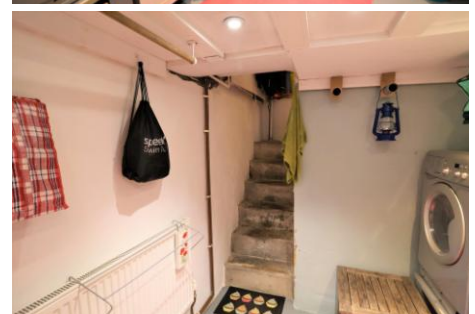
Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course

Built in 1876 and formally two houses, this sympathetic conversion is a true inspiration, retaining original features whilst creating new ones and offers the most fun and exciting family spaces which in brief comprises; Entrance Hallway and Dining Hallway, Two Utility Rooms, Play / Climbing Room, Orangery, 4 w/c's, Ground Floor Shower Room, Two Reception Rooms, Large farmhouse style Kitchen/Dining/Snug, 6 Bedrooms, En-suite and Family Bathroom.

Externally the property occupies a large plot which has development potential to the rear subject to planning permission.

FRONT - Stone Wall and Gated forecourt wildlife garden and gated side driveway.

REAR - The rear garden is made up of patio and lawn areas with vegetable patch, garage and storage shed, a fully enclosed and private garden, perfect for the garden enthusiast.



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ENTRANCE HALLWAY 16' 5" x 14' 1" (5m x 4.29m)

Entrance vestibule and external door to vestibule with consumer unit and meter point cupboard and internal door through to hallway with ceiling light point opening through to an impressive dining hall with stairs to the first floor accommodation and attractive parquet flooring, window to the rear elevation, original storage cupboards and stairs leading down to the utility cellar.

SECONDARY UTILITY ROOM 9' 1" x 6' 9" (2.77m x 2.06m)

A second utility room with steps leading down from the Dining Hall with double Belfast sink, low cabinets, ceiling spotlights, plumbing for automatic washing machine, uPVC double glazed window, Wall mounted radiator.

FRONT RECEPTION ROOM 12' 4" x 12' 2" (3.76m x 3.71m)

A generous reception room, used by the current vendor as a home office with uPVC double glazed window with shutter blinds to the front elevation, ceiling light point, attractive cornice to ceiling, floor mounted designer radiator, Leather Floor.

LOUNGE 26' 4" x 16' 4" (8.03m x 4.98m)

A very spacious lounge with uPVC double glazed sash window with window blinds to the front elevation, storage cupboard, TV aerial point, 2 x ceiling light points, cornice to ceiling, stairs leading down to cellar/playroom and double French doors providing access to the orangery, multifuel burning stove.

ORANGERY 17' 6" x 7' 7" (5.33m x 2.31m)

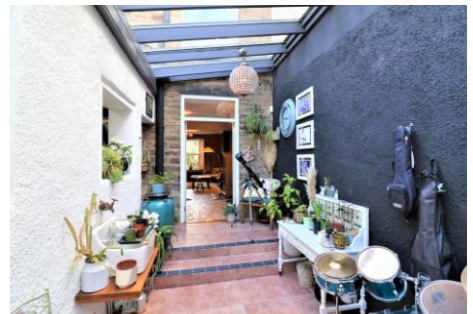
A lovely bright and airy room with tiled flooring, double glazed and timber ceiling, uPVC double glazed picture window of the garden, ceiling light point x 2, access to utility room, underfloor heating.

UTILITY ROOM 18' 6" x 7' 7" (5.64m x 2.31m)

Tiled flooring with underfloor heating and playful glass viewing panel down to the play/climbing room, beautiful uPVC double glazed elevated skylight, ceiling spotlights, a range of high and low fitted kitchen units, large unusual Belfast style trough sink, plumbing for automatic washing machine, TV aerial point, storage cupboard, floor mounted heated radiator seats, step down through to ground floor w/c and external uPVC double glazed door to the rear elevation.

GROUND FLOOR W/C 5' 3" x 3' 2" (1.6m x 0.97m)

High level w/c, ceiling light point, boiler housing.



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PLAY/CLIMBING ROOM 8' 5" x 6' 6" (2.57m x 1.98m)

A versatile and cosy room currently kitted out as a climbing room for small children and occasional movie snug, glass ceiling feeding light through from the utility, ceiling light point, TV aerial point, underfloor heating.

KITCHEN/DINING/SNUG 25' 2" x 10' 3" (7.67m x 3.12m)

A charming and characterful farmhouse style kitchen/diner with attractive vaulted ceiling and beams, six ceiling light points, windows to both the front and rear elevations, exposed stone wall, kitchen units with natural granite worksurfaces, plumbing for double draw dishwasher, space for double range style oven and over oven extraction fan, windows to the rear and side elevations with attractive window shutters, underfloor heating.

REAR HALLWAY

External door providing access to the rear garden, ceiling spotlights loft access, cloak and boot storage, internal door to ground floor WC and shower room.

GROUND FLOOR SHOWER ROOM 7' 8" x 5' 3" (2.34m x 1.6m) A

three-piece suite comprising; low-level w/c, wall hung sink unit and shower, Velux window, floor to ceiling splashback tiling, window to the rear elevation, wall light point, extraction fan, wall mounted heated towel rail.

LANDING

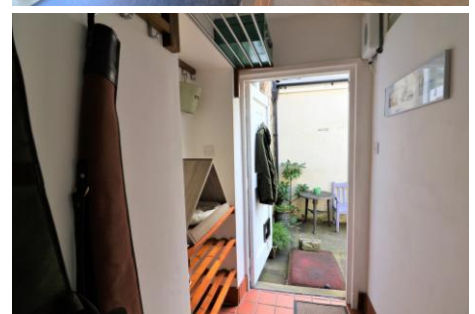
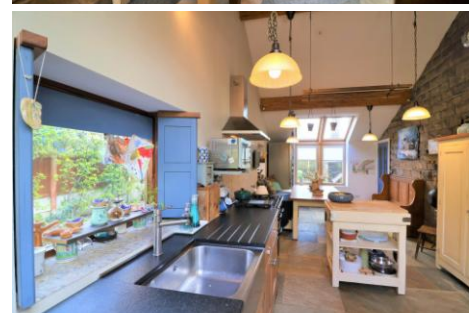
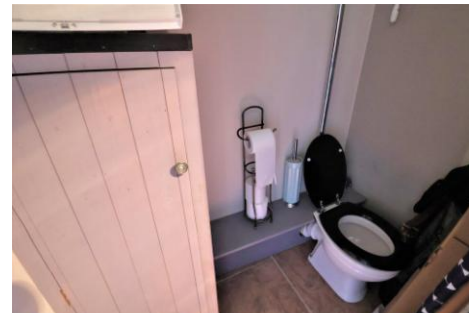
A very spacious landing with under stair storage and two storage closets, three windows to the rear elevations with window seats and lovely garden aspect, internal doors to the first floor accommodation.

DOUBLE BEDROOM 12' 5" x 9' 8" (3.78m x 2.95m)

A generous double bedroom with uPVC double glazed sash window with window blinds to the front elevation with countryside views, wall mounted radiator, opening through to a walk in dressing room, ceiling light point

WALK IN WARDROBE 7' 1" x 5' 4" (2.16m x 1.63m)

with built-in storage cupboards, ceiling spotlights, rail and shoe rack.



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FAMILY BATHROOM 9' 2" x 6' 1" (2.79m x 1.85m)

A three-piece suite comprising; low-level WC, shower bath with spa shower and attractive wall hung sink with over sink lighting, uPVC double glazed sash window to the front elevation, floor to ceiling splashback tiling, attractive wall mounted designer heated towel rail.

DOUBLE BEDROOM 13' 7" x 11' 3" (4.14m x 3.43m)

widest point A further double bedroom with uPVC double glazed window to the rear elevation, ceiling light point, fitted storage closet and opening to Ensuite.

ENSUITE

A Wet room style en-suite with low level w/c, wall hung sink cabinet unit and shower, wall mounted chrome heated towel rail.

DOUBLE BEDROOM 12' 3" x 10' 5" (3.73m x 3.18m)

A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, fitted closet, ceiling light point.

BEDROOM SIX 9' 0" x 7' 2" (2.74m x 2.18m)

uPVC double glazed sash window to the front elevation, ceiling light point, wall mounted radiator.

DOUBLE BEDROOM 15' 6" x 14' 0" (4.72m x 4.27m)

Forming part of the second floor accommodation is this double loft bedroom accessed by the secondary landing staircase, with pitch and beams to ceiling, storage to eaves, 2 x light points, Velux style window, wall mounted radiator, power points, opening through to the main bedroom.

MAIN BEDROOM

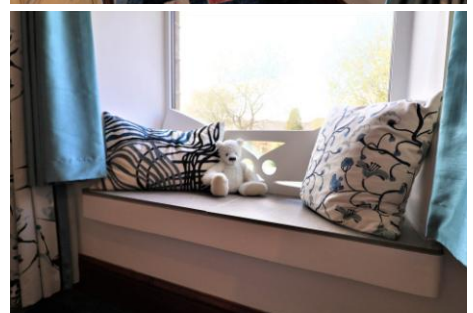
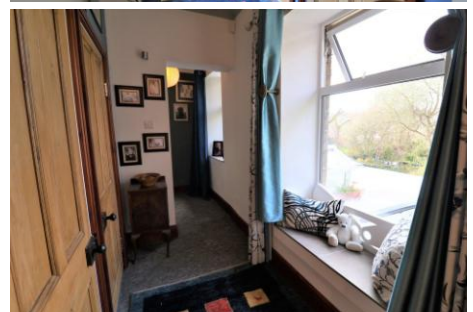
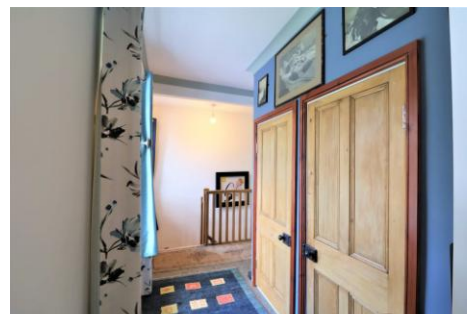
A further double bedroom with attractive Velux style windows to the rear elevation flooding light into this lovely space, fitted wardrobes, wall mounted radiator, ceiling light point, stairs leading down to the first floor accommodation, wall mounted TV aerial point.

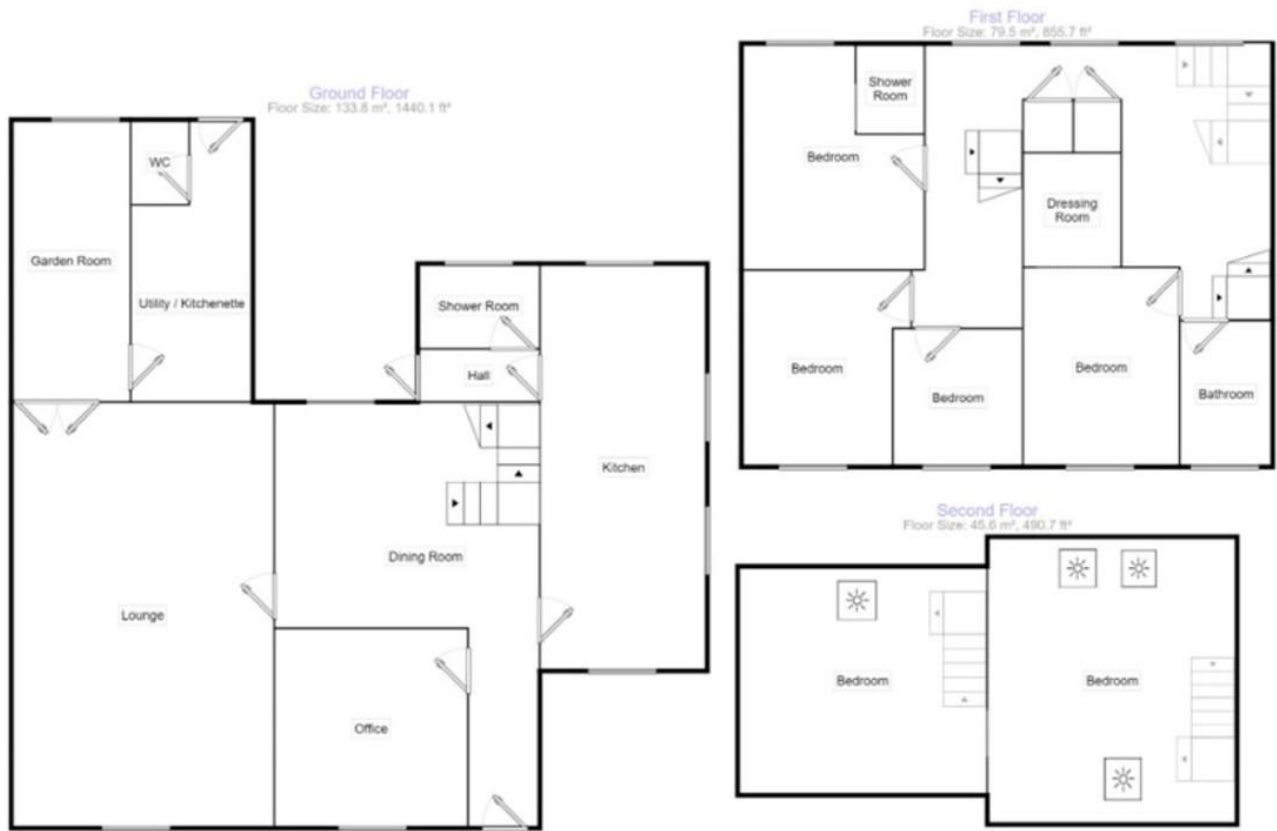
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Measurements are approximate. Not to scale. For illustrative purposes only.

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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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Company Registration Number 10234493. VAT Registration Number 289737140.