

**71 Padfield Main Road, Hadfield, Glossop SK13 1EZ**



- SPECTACULAR VIEWS
- Stone Cottage
- Entrance Porch
- Lounge
- Kitchen/Diner

- Conservatory
- Three Bedrooms
- Bathroom
- Front & Rear Gardens
- Open Aspect Front & Rear



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## MAIN DESCRIPTION

**\*\*\*SPECTACULAR COUNTRYSIDE VIEWS\*\*\***Stepping Stones are delighted to offer for sale this beautifully presented stone cottage situated within an enviable position on Padfield Main Road in Hadfield bordering Padfield.

Padfield is a small village/hamlet near Hadfield in High Peak, Derbyshire. The village/hamlet is on the west side of the Peak District National Park, and the nearest town is Glossop, where many local amenities and services are based. Hadfield its neighbouring village benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This beautiful home has an abundance of character and offers homely and spacious accommodation which in brief comprises; Entrance Porch, Lounge, Spacious Kitchen/Diner and Conservatory to the ground floor and Two Bedrooms and Bathroom to the first floor with a fantastic Double Loft Bedroom to the second floor boasting spectacular countryside and reservoir views from the large picture dormer window, a perfect bedroom, guest room, office or home gym / yoga area.

Externally there is a gated and walled forecourt garden with open aspect and to the rear is a paved courtyard garden enjoying the beautiful field and reservoir aspect.

This is the ideal home for a small to medium family or single/couple wanting to be close to nature and village life.



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## ENTRANCE PORCH

4' 5" x 4' 1" (1.35m x 1.24m) External door to porch with uPVC double glazed windows to the side elevation, tiled flooring, ceiling light point, external door through to lounge.

## LOUNGE

13' 0" x 11' 9" (3.96m x 3.58m) A generous sized lounge with uPVC double glazed window to the front elevation with open aspect, wall mounted radiator, ceiling light point, feature fireplace, built-in alcove storage, ceiling light point, internal door through to kitchen.

## KITCHEN/DINER

24' 5" x 8' 3" (7.44m x 2.51m) A range of high and low fitting kitchen and display units with contrasting splashback worksurfaces, underfloor heating, stairs to the first floor accommodation, over dining table ceiling light point, wall mounted vertical radiator, two Velux windows, space for integrated electric oven, microwave oven, four ring hob with over hob extractor fan and integrated full-sized dishwasher, plumbing for automatic washing machine and space condensing dryer, ceiling light points, uPVC double glazed patio doors providing access to the conservatory.

## CONSERVATORY

10' 0" x 7' 6" (3.05m x 2.29m) Two wall light points, uPVC double glazed conservatory to the rear elevation with patio doors providing access to the courtyard garden with fabulous reservoir and countryside aspect.

## LANDING

Stairs from the ground to the first floor, ceiling spotlights, internal doors to the first floor accommodation, wall mounted radiator.





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## MAIN BEDROOM

13' 8" x 10' 1" (4.17m x 3.07m) A generous double bedroom with uPVC double glazed window to the front elevation with open aspect, wall-mounted radiator, ceiling light point.



## BEDROOM TWO

8' 9" x 7' 7" (2.67m x 2.31m) uPVC double glazed window to the rear elevation with far reaching countryside and reservoir views, wall mounted radiator, ceiling spotlights.



## DORMA BEDROOM

20' 1" x 13' 7" (6.12m x 4.14m) A generous double Dorma Loft room with two Velux windows and large uPVC double glazed picture window to the rear elevation with spectacular far reaching countryside and reservoir views, two wall light points, ceiling spotlights, storage to eaves and along the front side wall, panel radiator.



## BATHROOM

10' 3" x 4' 4" (3.12m x 1.32m) A three piece suite comprising; low level WC, sink drawer unit and walk in wet room style shower with handheld and rainfall showerheads, floor to ceiling splash back tiling, uPVC double glazed window to the rear elevation, wall mounted chrome heated towel rail, ceiling spotlights.



## EXTERNALLY

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## DISCLAIMER

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## FREEHOLD/LEASEHOLD

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Should you proceed with the purchase of this property these details must be verified by your Solicitor

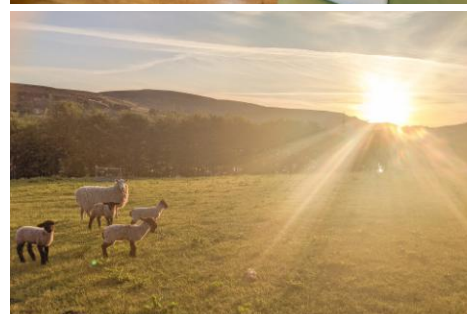
Tenure - Leasehold

Annual Ground Rent - £5.5s.6d

Leasehold Term - 999 years from 29th September 1873

Council Tax Band - B

EPC Rate - C





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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