

**19 Thorpe Street, Old Glossop, Glossop, Derbyshire, SK13 7RW**



- Rare opportunity in historic Old Glossop
- Spacious family home across four floors
- Five well-proportioned bedrooms
- Country-style kitchen diner
- Flexible breakfast room/home office/playroom
- Generous lounge with character beams
- Stunning four-piece family bathroom plus en suite
- Self-contained annex with kitchen, lounge, bedroom & shower room
- Mature three-tiered garden with patio & lawns
- Panoramic open countryside views to the rear



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## MAIN DESCRIPTION

### Bluebird Cottage – A Rare Opportunity in Old Glossop

Stepping Stones are delighted to present Bluebird Cottage, a substantial family home with self-contained annex, set in the heart of the highly sought-after and historic village of Old Glossop.

The property enjoys stunning open countryside views to the rear and is perfectly placed for countryside walks, the beautiful Manor Park, and traditional village pubs serving home-cooked food beside roaring open fires. This picturesque setting combines rural charm with everyday convenience and community spirit.

Inside, Bluebird Cottage offers spacious and versatile accommodation across four floors. Highlights include a country-style kitchen diner, a versatile breakfast room ideal as a home office, study, or children's playroom, a generous lounge with feature beams, and five well-proportioned bedrooms. The bathrooms are equally impressive, with a stunning four-piece family bathroom, a separate en suite, and a ground floor cloakroom.

The self-contained annex, located on the lower ground floor, provides excellent flexibility for multi-generational living, guest accommodation, or rental income, with its own lounge/diner, kitchen, bedroom, shower room, and direct garden access.

Externally, the property boasts a mature and well-established three-tiered garden, offering a large patio, lawns, and gated access, all framed by breathtaking open countryside views.

Homes of this calibre are rarely available in Old Glossop, making Bluebird Cottage a truly unique opportunity.



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## GROUND FLOOR

### ENTRANCE HALL

6' 0" x 6' 0" (1.83m x 1.83m) Accessed via a uPVC double glazed front door with matching side window, the hallway includes a wall-mounted radiator and ceiling light.

### CLOAKROOM/W/C

5' 9" x 3' 1" (1.75m x 0.94m) Fitted with a two-piece suite comprising wall-hung sink and low-level WC, window to the side elevation, wall-mounted radiator, and ceiling light.

### LOUNGE

17' 5" x 13' 1" (5.31m x 3.99m) A generous reception room featuring exposed beams, attractive fire surround, two wall-mounted radiators, ceiling light point, under-stairs storage cupboard, and uPVC double glazed sash windows to the front elevation along with an external timber door.

### KITCHEN/DINER

14' 9" x 14' 7" (4.5m x 4.44m) A Spacious country style kitchen with a range of high and low fitted units, contrasting granite work surfaces, splashback tiling, stainless steel sink with mixer tap, plumbing for washing machine, integrated high-level electric oven, four-ring gas hob with extractor hood, integrated dishwasher, and stone fireplace with inset gas stove-style fire. Ceiling beams, spotlights, wall-mounted radiator, and uPVC double glazed window to the rear with open countryside views.

### BREAKFAST ROOM/STUDY

10' 0" x 6' 0" (3.05m x 1.83m) A versatile room accessed from the kitchen, with uPVC double glazed side window and patio doors opening onto a Juliet balcony overlooking the garden. Includes ceiling light and wall-mounted radiator. Ideal for a separate snug, breakfast room, study or children's playroom.

### FIRST FLOOR LANDING

Stairs from the ground floor with uPVC double glazed side window, two ceiling lights, wall-mounted radiator, airing cupboard housing the boiler, and stairs to access the second floor accommodation.





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## BEDROOM ONE

14' 1" x 9' 2" (4.29m x 2.79m) A generous double bedroom with uPVC double glazed rear sash window enjoying open countryside views, built-in wardrobe with sliding doors, wall-mounted radiator, and ceiling light point.

## BEDROOM TWO

13' 1" x 10' 5" (3.99m x 3.18m) A further spacious double bedroom with uPVC double glazed front sash window, wall-mounted radiator, and ceiling light point.

## BEDROOM THREE

13' 4" x 8' 1" (4.06m x 2.46m) Another generous bedroom with dual aspect uPVC double glazed sash windows to the rear and side elevations, wall-mounted radiator, ceiling light point, loft access, and internal door to En suite.

## EN-SUITE

5' 4" x 2' 2" (1.63m x 0.66m) Fitted with a three-piece suite comprising low-level WC, wall-hung sink unit, and shower cubicle with tiled splashbacks, ceiling spotlights, and extractor fan.

## FAMILY BATHROOM

7' 8" x 6' 0" (2.34m x 1.83m) A four-piece suite comprising freestanding bath with mixer tap and handheld shower, low-level WC, pedestal sink, and separate shower cubicle with rainfall and handheld heads. Finished with tiled splashbacks, chrome heated towel rail, ceiling spotlights, extractor fan, and Velux window to the vaulted ceiling.

## SECOND FLOOR

### BEDROOM FOUR

13' 8" x 8' 7" (4.17m x 2.62m) Double dormer bedroom with uPVC double glazed rear window overlooking open countryside, two built-in wardrobes with eaves storage, wall-mounted radiator, and ceiling light.

### BEDROOM FIVE

9' 6" x 7' 7" (2.9m x 2.31m) Double bedroom with uPVC double glazed rear window with countryside aspect, wall-mounted radiator, and ceiling light.



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## LOWER GROUND FLOOR - SELF CONTAINED ANNEX

### LOUNGE/DINER

17' 4" x 13' 6" (5.28m x 4.11m) A spacious and characterful reception with feature fireplace, exposed ceiling beams, uPVC double glazed patio doors to the rear garden, three wall lights, wall-mounted radiator, and opening through to kitchen.

### KITCHEN

8' 7" x 6' 0" (2.62m x 1.83m) Fitted with a range of units and contrasting work surfaces, tiled splashbacks, stainless steel sink/drainers with mixer tap, integrated electric oven with hob and extractor hood, ceiling spotlights, wall-mounted radiator, and external uPVC door to the rear and internal door to shower room.

### BEDROOM

10' 0" x 7' 6" (3.05m x 2.29m) Double bedroom with feature ceiling beam, uPVC double glazed side window, wall-mounted radiator, and ceiling light point.

### SHOWER ROOM

5' 7" x 3' 7" (1.7m x 1.09m) Three-piece suite comprising low-level WC, pedestal sink, and shower cubicle, with tiled splashbacks, extractor fan, chrome heated towel rail, and ceiling spotlights.

### EXTERNAL

The property benefits from gated side access leading to a beautifully landscaped three-tiered garden. The first level features a large, flagged patio area with walled flower beds and a pathway that continues to the second tier, which is laid to lawn and enhanced by established planting. From here, a further path leads down to the lower tier, a generous lawned garden with double gated access that offers the potential to create off-road parking if required. The whole garden is framed by stunning open countryside views, creating a private and picturesque outdoor space.

### DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - Awaiting

Council Tax Band Rating - E

Council - High Peak Borough Council



## Awaiting Floorplan

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

### 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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