

1 Cross Street, Hadfield, Glossop, Derbyshire, SK13 2DQ



- **FREEHOLD**
- 1800s Characterful Stone Cottage
- Tastefully Decorated Throughout
- Two **DOUBLE** Bedrooms
- Contemporary Mezzanine Area

- Multi Fuel Burning Stove
- Modern Kitchen / Diner
- Rear Garden with Patio area
- Close to Local Amenities, Schools and Transport Links
- Near to Hadfield Railway Station

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MAIN DESCRIPTION

A charming Freehold 1800s stone cottage full of character and beautifully presented throughout. The property offers two double bedrooms and a stylish contemporary mezzanine area, blending period features with modern living. The cosy lounge is centred around a multi-fuel burning stove, while the modern kitchen/diner provides a practical and sociable space. Externally, there is a rear garden with patio area, ideal for outdoor seating. Conveniently located close to local amenities, schools, and transport links, including Hadfield Railway Station, this delightful home is perfect for buyers seeking character with everyday convenience.

Hadfield is a charming and well-connected village located in the High Peak district of Derbyshire, just a stone's throw from the edge of the Peak District National Park. Best known as the filming location for the popular TV series *The League of Gentlemen*, Hadfield combines characterful charm with everyday convenience.

The village offers a range of local amenities including independent shops, cafés, pubs, schools, and parks, making it a popular choice for families, first-time buyers, and commuters. Hadfield train station provides direct services to Manchester Piccadilly, offering excellent connectivity for those working in the city.

Surrounded by beautiful countryside, including nearby Bottoms and Valehouse Reservoirs, Hadfield is perfect for those who enjoy walking, cycling, and outdoor activities while still wanting to stay close to urban centers like Glossop and Manchester.

With its welcoming community, scenic setting, and great transport links, Hadfield strikes an ideal balance between rural living and modern convenience.



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LOUNGE

18' 0" x 16' 2" (5.49m x 4.93m) A great sized room with double glazed sash timber framed window to the front elevation, feature fire place with multi fuel burning stove and attractive stone hearth, wall mounted radiator, ceiling light point, 2 x wall light points, TV aerial point, Exposed solid wood flooring, opening to kitchen/diner



KITCHEN/DINER

20' 0" x 13' 6" (6.1m x 4.11m) A range of high and low modern fitted kitchen units with granite work surfaces and splash back tiling. Stainless Steel sink and drainer with mixer tap. Integrated Dishwasher, plumbing for an automatic washing machine and space for tall fridge freezer and space for a 5 ring burning gas oven with over cooker extractor fan. Breakfast separating kitchen and dining areas with complementary built in storage with boiler housing, 2 x ceiling light points, wall mounted radiator, external door the rear, 2 x double glazed timber sash windows to the front and rear elevations, designer stairs to the first floor accommodation.



LANDING

Stairs from the ground floor, timber framed double glazed sash window to the front elevation, ceiling light point.



MAIN BEDROOM

16' 2" x 14' 4" (4.93m x 4.37m) Timber framed double glazed window to the front elevation with pleasant church view, loft access point, solid wood flooring, wall mounted radiator, ceiling light point, TV aerial point.



BEDROOM TWO

13' 4" x 7' 10" (4.06m x 2.39m) A very attractive room with double glazed timber framed sash window to the rear elevation, wall mounted radiator, ceiling light point, designer stairs to the mezzanine floor.

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BEDROOM TWO MEZZANINE FLOOR

9' 8" x 8' 10" (2.95m x 2.69m) Designer stairs leading from bedroom two to the mezzanine level with exposed beams to ceiling, ceiling spot light, wall mounted radiator, large velux window to the rear elevation with views.



BATHROOM

71' 3" x 6' 2" (21.72m x 1.88m) A three piece modern bathroom suite comprising of bath with over bath shower, wall mounted glass sink with mixer tap, low level w/c. Attractive fully tiled mosaic floor to ceiling wall tiles, ceiling spot lights, extractor fan, wall mount chrome heated towel rail.



EXTERNALLY

To the front there is a view over the church gardens and to the back there is a private raised patio area leading to a fully lawned garden with a large stone shed. *This outside space is officially owned by this property, the surrounding properties have drying rights and access.*



DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - D

Council Tax Band Rating - A

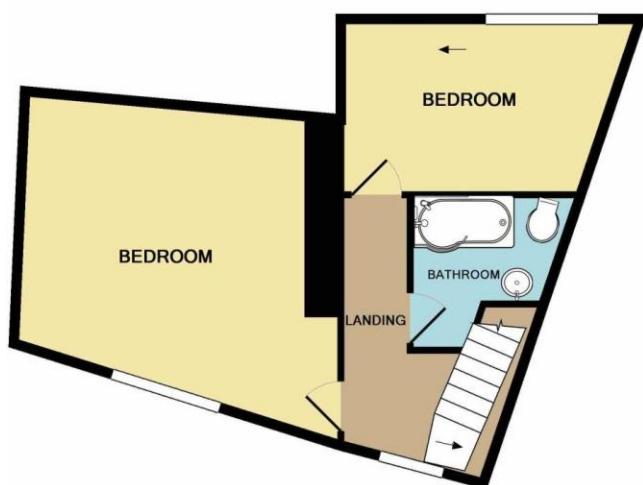
Council - High Peak Borough Council

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GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 179 SQ.FT.
(16.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (99.9 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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