



1 Shepley Street Brookfield, Glossop

£200,000 Freehold

- FREEHOLD
- Characterful Stone Cottage
- Entrance Porch
- Spacious Lounge with Exposed Stone Walls
- Kitchen/Diner
- Spacious Rear Utility Porch
- Three Piece Bathroom
- Two Bedrooms
- Seperate w/c to first floor
- Loft Room with Fixed Staircase



FREEHOLD

A charming and characterful two-bedroom stone cottage, offered to the market as freehold, providing an excellent opportunity for first-time buyers, downsizers, or investors seeking a unique period home.

Upon entering, you are greeted by a welcoming entrance porch, ideal for coats and shoes, which leads directly into the spacious lounge. This inviting reception room features beautiful exposed stone walls, creating a warm and rustic ambience that is perfect for relaxing or entertaining guests. The well-proportioned kitchen/diner is thoughtfully arranged, providing ample space for both meal preparation and family dining and to the rear is a generous utility porch offering additional storage, laundry space and ideal for boots, cloaks and storing bikes. The ground floor is completed by a well-appointed three-piece bathroom, finished with contemporary fittings and neutral décor.

Upstairs, the first floor hosts two comfortable bedrooms, each offering plenty of natural light and flexible accommodation options for families or those requiring a home office. The first floor also benefits from a separate w/c, adding a useful touch of convenience for busy households. A standout feature of this delightful property is the loft room, accessed via a fixed staircase, which provides a versatile additional space that could be used as a study, hobby room, or occasional guest accommodation (subject to any necessary consents).

Throughout the cottage, period features blend seamlessly with modern touches, creating a harmonious and welcoming home environment. This property is ideally situated for access to local amenities, schools, and transport links, ensuring that daily life is both practical and enjoyable. With its freehold status and absence of an onward chain, this stone cottage represents a rare opportunity to acquire a well-presented and character-filled home in a sought-after location.

Externally, there is a front garden with mature planting and gatted rear paved garden in addition to a private off-road parking bay.

Early viewing is highly recommended to fully appreciate the unique features and generous proportions that set this property apart.

Council Tax band: A

Tenure: Freehold



Entrance porch

3' 9" x 3' 4" (1.15m x 1.02m)

uPVC double glazed entrance door to porch with pitch roof, ceiling light point, internal timber glazed door to lounge.

Lounge

13' 6" x 13' 2" (4.11m x 4.01m)

A generous sized room with uPVC double glazed window to the front elevation, meter point cupboard, ceiling light point, wall mounted radiator, exposed feature stone walls, internal door to utility room and kitchen/diner

Utility Rear Porch

8' 6" x 5' 5" (2.58m x 1.64m)

A spacious utility room with plumbing for automatic washing machine, wall mounted boiler, loft access, external door providing access to the rear garden and internal door to bathroom.

Bathroom

5' 1" x 7' 10" (1.56m x 2.38m)

A three piece suite comprising; low-level WC, sink draw pack unit and bath with over bath electric shower, wall mounted chrome heated towel rail, splash back tiling, uPVC double glazed window to the front elevation, ceiling spotlights.





Kitchen diner

13' 3" x 8' 5" (4.05m x 2.56m)

A range of fitted kitchen units with contrasting work surfaces and splash-back tiling, integrated electric oven with four ring Gas hob and over hob extractor fan, space for tall fridge freezer and dining table, ceiling light point, wall mounted radiator, uPVC double glazed window to the front and side elevations, stairs to the first floor accommodation.

Landing

Stairs from the ground to the first floor, ceiling light point, under stair storage cupboard, internal doors to the first floor accommodation.

Wc

4' 8" x 2' 4" (1.42m x 0.71m)

First floor wc with 2 piece suite comprising; low-level WC, and sink cabinet unit, ceiling spotlight.

Main bedroom

9' 5" x 10' 3" (2.87m x 3.12m)

A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, walk in wardrobe.





Bedroom two

9' 0" x 9' 3" (2.75m x 2.83m)

uPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, storage cupboard.

Loft Room

13' 3" x 13' 3" (4.05m x 4.05m)

Fix staircase with stain glass window and door leading to a boarded loft room with two light points, wall mounted radiator and velux window providing excellent storage facilities.

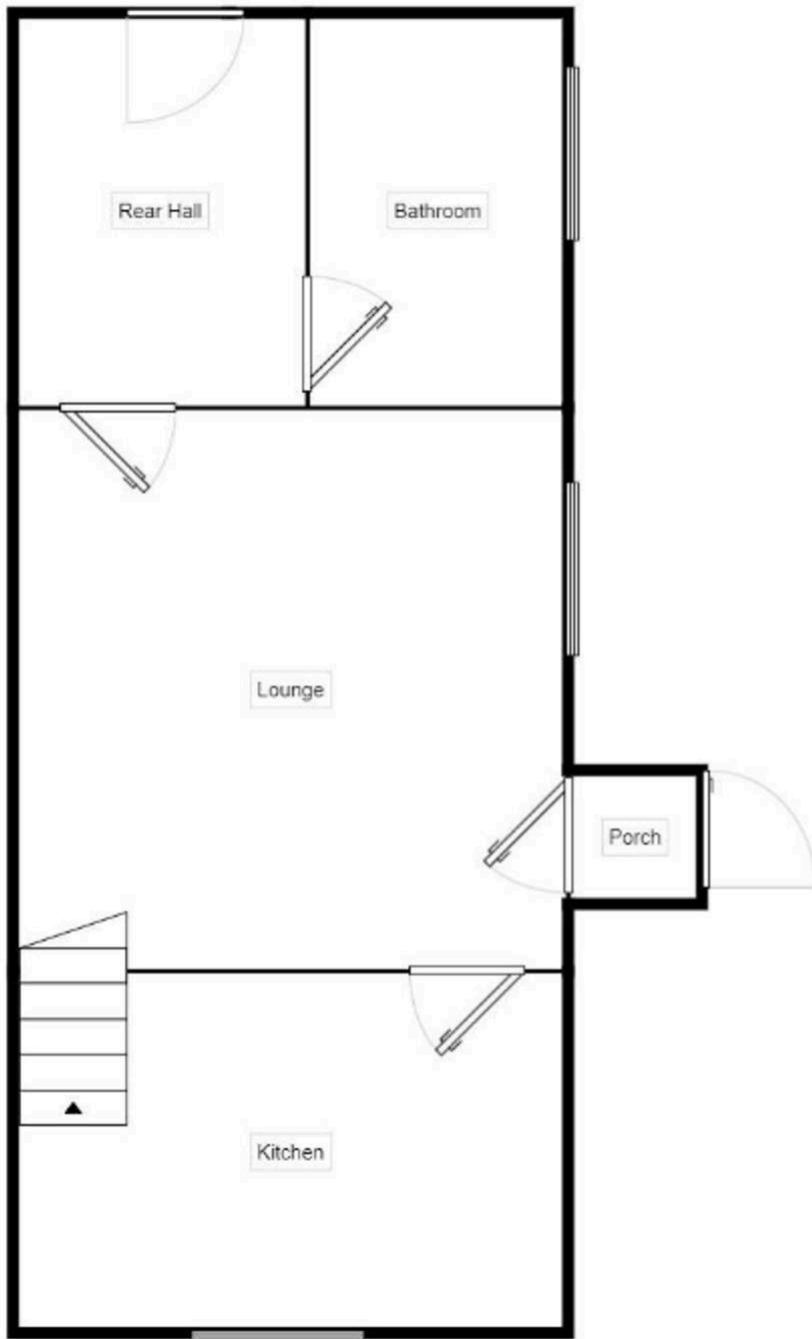




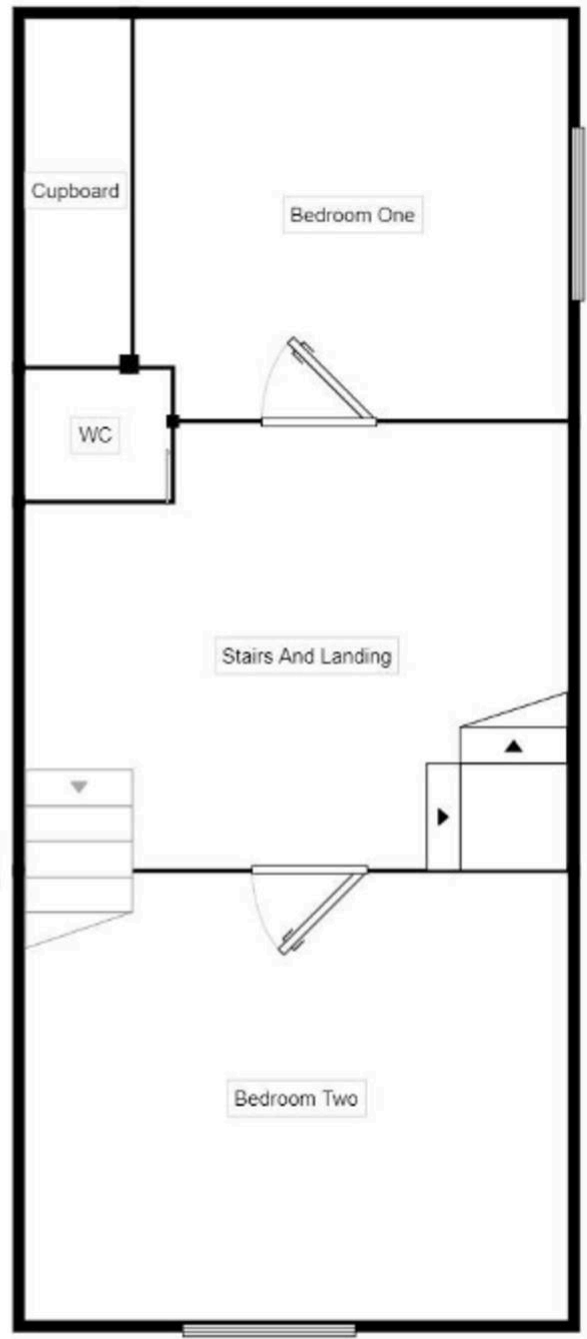
GARDEN

Front garden with established planting and low maintenance rear courtyard style gated garden

Ground Floor



First Floor



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

You can include any text here. The text can be modified upon generating your brochure.