



16 Platt Street, Padfield

Glossop

£350,000

**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY



## 16 Platt Street

Padfield, Glossop

Benefitting from a picturesque outlook over the local countryside at the rear and boasting deceptively spacious much improved accommodation over four floors internally, in addition to a balcony off the ground floor kitchen and a pleasant terraced garden this stunning period property has wide ranging appeal and is conveniently situated for countryside walks, Hadfield Railway Station and local amenities.

Council Tax band: B

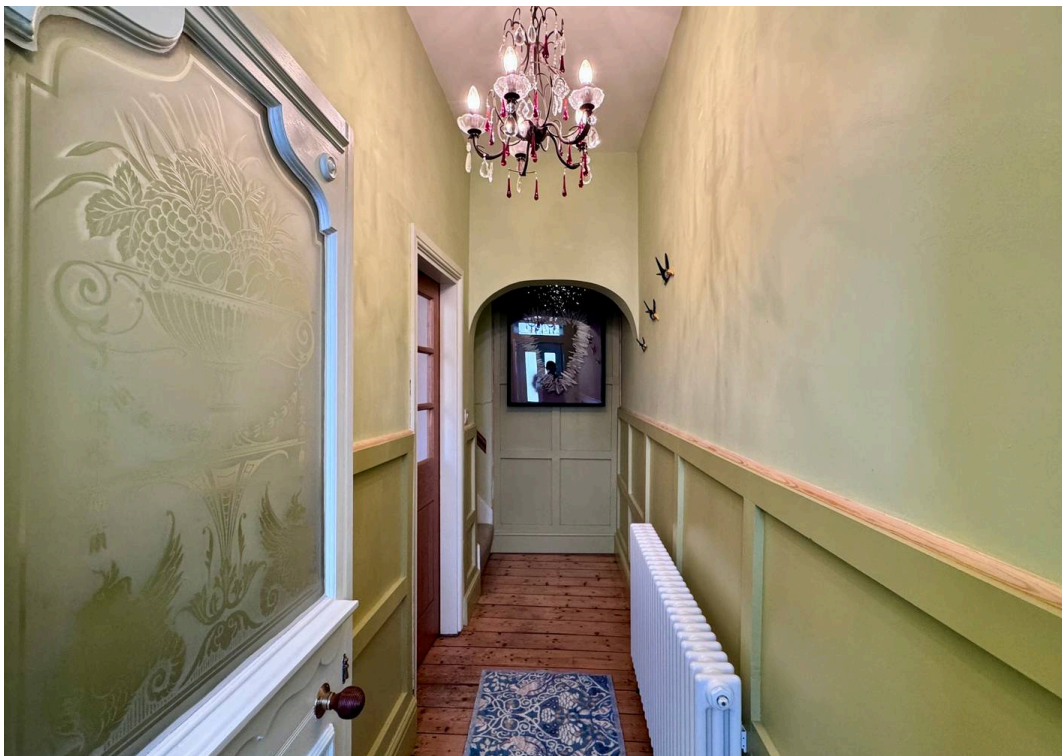
Tenure: Leasehold

EPC Energy Efficiency Rating: C

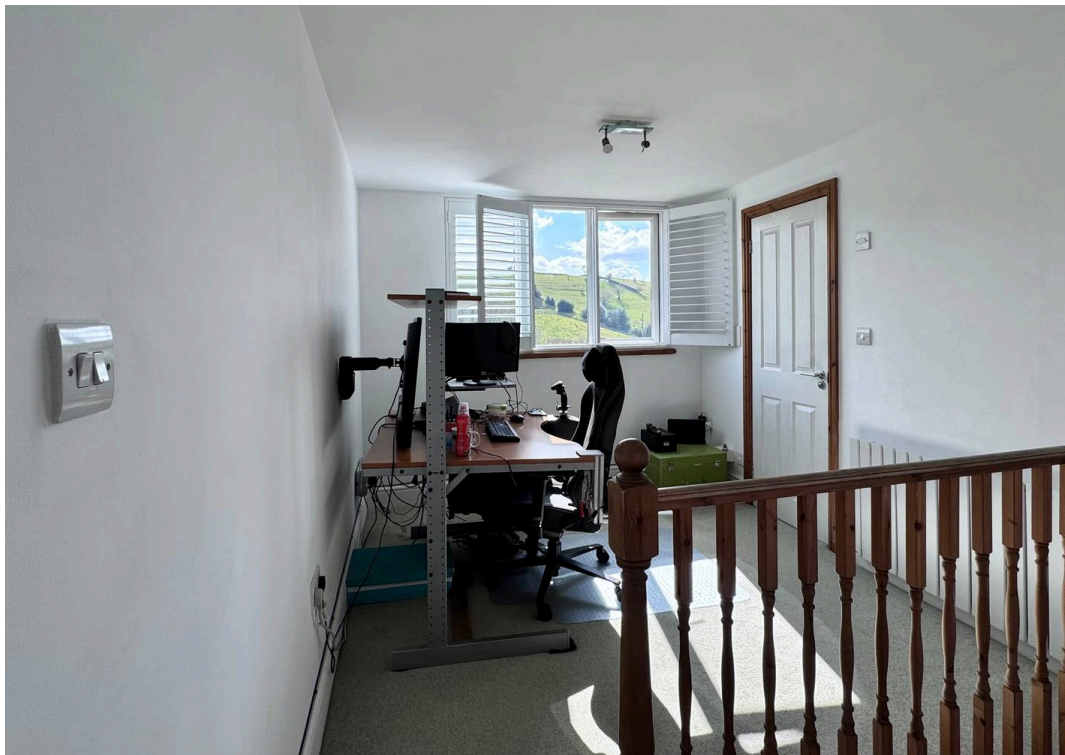
EPC Environmental Impact Rating: D

- A Stunning Period Property
- Deceptively Spacious Accommodation Over Four Floors
- Three Bedrooms and Two Shower Rooms
- Vestibule, Entrance Hall and Living Room
- Remodelled and Refitted Kitchen with Access to Balcony
- Lower Ground Floor Laundry Room with WC
- Pleasant and Low Maintenance Gardens at Rear
- Open Rear Aspect and Pleasant Views
- Sought After Village Location
- Walking Distance to Railway Station and Local Amenities









Much improved by the current vendors, including a change in layout along with a refitted kitchen, a refitted bathroom and replacement windows and doors to the majority, this stunning period property includes three bedrooms, two shower rooms, a living room, the fitted kitchen and a lower ground floor laundry room with WC and garden access. There is certainly much more to this property than initially meets the eye from its modest two storey facade.

In further detail the accommodation includes an entrance vestibule with a composite entrance door and an original internal door with an etched glass insert opening into the hallway. The hall itself features part panelled walls, a column period style radiator and a stripped and polished timber floor. At the far end of the hall are stairs to the first floor landing and a part glazed oak door provides access to the living room. A cosy space that features stripped and polished timber floorboards, a fireplace with a granite hearth, a multi-fuel cast-iron stove and a stone mantle and a sash uPVC double glazed window to the front, along with some bespoke cabinetry, a decorative picture rail and a column period style radiator - the living room is a lovely space for day to day use and provides access through into the kitchen and also down into the laundry room on the lower ground floor.

The refitted and remodelled kitchen has been thoughtfully laid out with storage and practicality in mind and with a clear focus on the view through and access out to the elevated balcony, where views of the garden and across and over to the hills can be enjoyed whatever the weather. There is an ample arrangement of base and wall units, including carousel corner cupboards and pull out larder/spice racks. The base units are topped with quartz worktops which include an ingrained drainer and an under-mounted ceramic double sink with mixer tap. Integrated appliances include an eye level electric oven and microwave plus a warming drawer, a fridge freezer, a dishwasher and a five burner gas hob with extractor over. Other features include a uPVC double glazed sash window, recessed led spotlights, a stripped and polished timber floor, a space saving vertically hung radiator and uPVC double glazed double doors that open out onto the balcony. The lower ground floor previously housed the kitchen, but has been adapted into a much more practical laundry room. An additional window has been added to allow more natural light in through a sash uPVC double glazed window and there is space for a washing machine and tumble dryer beneath a roll top worksurface with an inset stainless steel sink with drainer and mixer tap. Other features include a uPVC double glazed door with side panel that provides access to a covered seating and storage area underneath the balcony, an understairs storage cupboard, led downlights and a vertically hung radiator, plus the addition of an enclosed WC comprising a close coupled WC and an extractor fan.

The first floor landing provides access to two bedrooms and the shower room plus a staircase that leads up to the second floor. The larger of the two bedrooms sits to the front and features a uPVC double glazed sash window, a stripped and polished timber floor and a radiator, whilst the single bedroom at the rear shares similar features, houses the boiler and enjoys pleasant and far reaching views at the rear. The refitted shower room comprises a walk-in shower with overhead rain shower fitting and an additional handheld shower head, a wall mounted basin with mixer tap and a close coupled WC whilst other features include a uPVC double glazed window with frosted glass, a heated towel rail and tiled flooring.

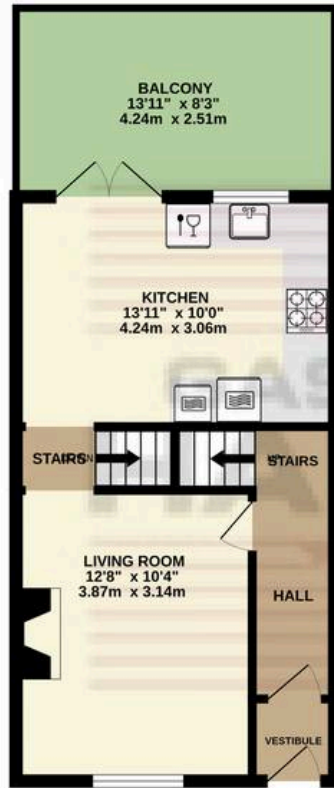
Completing the accommodation on the second floor is the third bedroom that includes a uPVC dormer double glazed window with stunning rear views, an en-suite shower room complete with a shower enclosure and a close coupled WC and a walk-in dressing room with a Velux double glazed skylight window. This is an ideal space for a young adult or as a guest bedroom or hobby room/study.

The outside spaces include the elevated balcony, with a glass balustrade and good space for seating and which in turn provides a covered storage and seating area below that can be accessed via the lower ground floor laundry room. The main garden area at this level is fully paved and provides plenty of space for potted plants and further seating, all set against the backdrop of the surrounding countryside. This beautifully appointed property is sure to appeal to a wide range of prospective buyers and viewing is highly recommended.

BASEMENT  
178 sq.ft. (16.6 sq.m.) approx.



GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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