



Station Road
Glossop, SK13 1AA

Offers over £500,000



There's no agent like home

This stunning four-bedroom detached home, known as Station House, was originally built in 1884 and has been thoughtfully extended and redeveloped to blend period character with modern convenience.

Its location is exceptional: with hillside views, direct access onto the Longdendale Trail for countryside walks, and Hadfield train station just a short walk away providing direct commuter services into Manchester. Despite the convenience, the setting is peaceful and private, with no disturbance from passing trains. Local shops, schools, and village amenities are all close by.

The property offers an abundance of versatile living space, including a recently converted cellar, a professionally finished garage/studio, and a year-round conservatory. It's a rare opportunity to enjoy the best of both worlds: rural tranquillity combined with city links right on your doorstep.



Why Station House?

Station House offers far more than the average four- bedroom detached: a fully converted cellar, a high qality studio with its own entrance, a year-round conservatory, multiple utility spaces, and hillside views with direct access to beautiful walks. Combined with excellent commuter links into Manchester, it delivers the ideal mix of character, flexibility, and location.

GROUND FLOOR

Entrance Vestibule

Front door and radiator. Door through to:

Entrance Hall

Bright hallway with double glazed window to front, radiator, stairs leading to first floor and to the lower ground floor, access to WC, lounge and kitchen.

WC

Two piece suite comprising, vanity wash hand basin and low-level WC. Half tiled walls, radiator, double glazed side window.

Kitchen 14'7" x 8'10" (4.44m x 2.69m)
Modern dual-aspect kitchen fitted with base and wall units and Quartz worktops, inset sink with mixer tap, integrated dishwasher, and space for fridge/freezer and range-style cooker. Double-glazed windows to side and rear. Radiator.

Hall
Radiator, doors leading to:

Utility 6'10" x 6'11" (2.09m x 2.10m)
Base and wall units with worktop space, inset sink and mixer tap, plumbing for washing machine, space for tumble dryer. Double-glazed rear window, radiator and external door to rear.

Lounge 13'3" x 13'0" (4.03m x 3.95m)
Dual-aspect lounge with double-glazed windows to front and side. Feature brick inglenook fireplace with log burner. Open plan into dining room.

Dining Room 10'10" x 11'3" (3.30m x 3.43m)
Radiator, and sliding glazed doors through to conservatory.

Conservatory 11'3" x 11'4" (3.43m x 3.45m)

PVC insulated ceiling for year-round use, double-glazed windows to sides, French doors to garden. Radiator.

LOWER GROUND FLOOR

Converted Cellar 11'5" x 12'2" (3.49m x 3.70m)
Recently refurbished with modern décor, central heating spotlights, and fire escape window. Previously used as a home office; ideal also as a gym, playroom, or hobby room.

FIRST FLOOR

Landing
Spacious with double glazed windows to rear and side, radiator and storage cupboards.

Bedroom 1 13'3" x 15'8" (4.03m x 4.77m)
Double glazed window to front, radiator, fitted wardrobes and overhead storage. Door to:

En-suite 6'2" x 11'0" (1.89m x 3.35m)
Five piece suite comprising twin vanity wash hand basin, shower enclosure, bidet and low-level WC. Heated towel rail, radiator, tiled walls, side window.

Bedroom 2 9'10" x 12'6" (2.99m x 3.80m)
Front window, radiator, fitted wardrobes.

Bedroom 3 12'10" x 11'1" (3.90m x 3.38m)
Double glazed windows to side, and front, radiator.

Bedroom 4 10'0" x 8'0" (3.05m x 2.44m)
Side window, radiator.

Laundry Room 5'7" x 7'11" (1.71m x 2.41m)
Plumbing and space for washer and dryer. Side window, radiator.

Bathroom 10'4" x 8'10" (3.15m x 2.68m)
Four piece suite with roll-top bath on claw feet, vanity wash hand basin, walk-in shower and WC. Tiled walls, heated towel rail, side window.

OUTSIDE

Front
Approached through electric sliding wrought-iron gates with stone-walled boundary. Sweeping driveway provides secure parking for up to five vehicles.

Garage / Studio 12'10" x 19'1" (3.90m x 5.82m)
Professionally converted with underfloor heating, modern finishes, and separate private entrance - perfect as a studio, office or home business base.

Store Room 8'1" x 15'6" (2.46m x 4.72m)
Accessed from the garden, versatile storage or workshop use.

Garden
Private and enclosed with paved patio, steps up to lawn, mature hedging and trees, hillside views and access to store room.

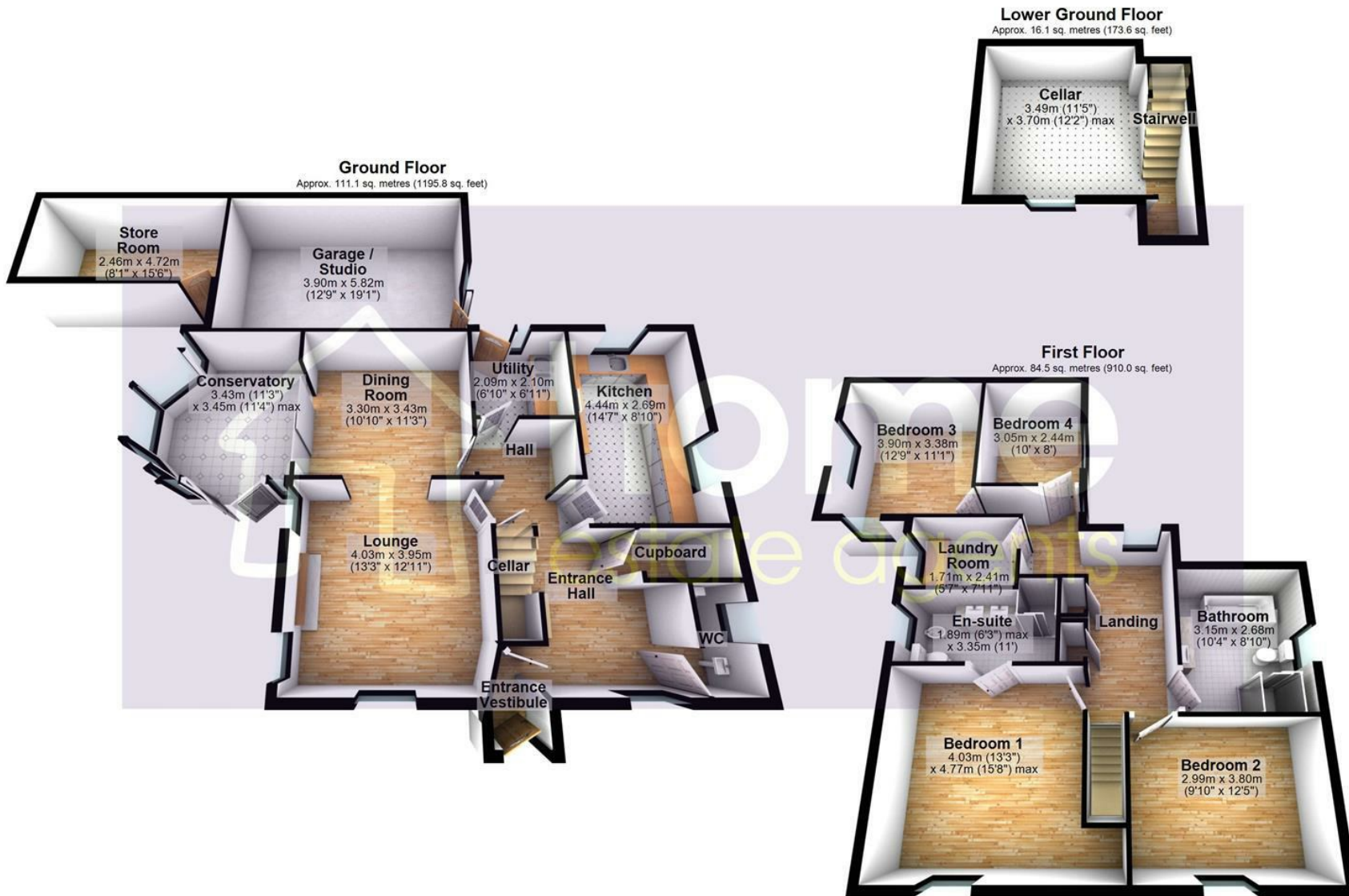
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 211.8 sq. metres (2279.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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