





£540,000



### Features

- Contemporary Stone Mews Property
- Four Bedrooms & En-Suite
- Fabulous Location
- EPC C & Council Tax D
- Open Plan Living Space
- South Westerly Facing Gardens

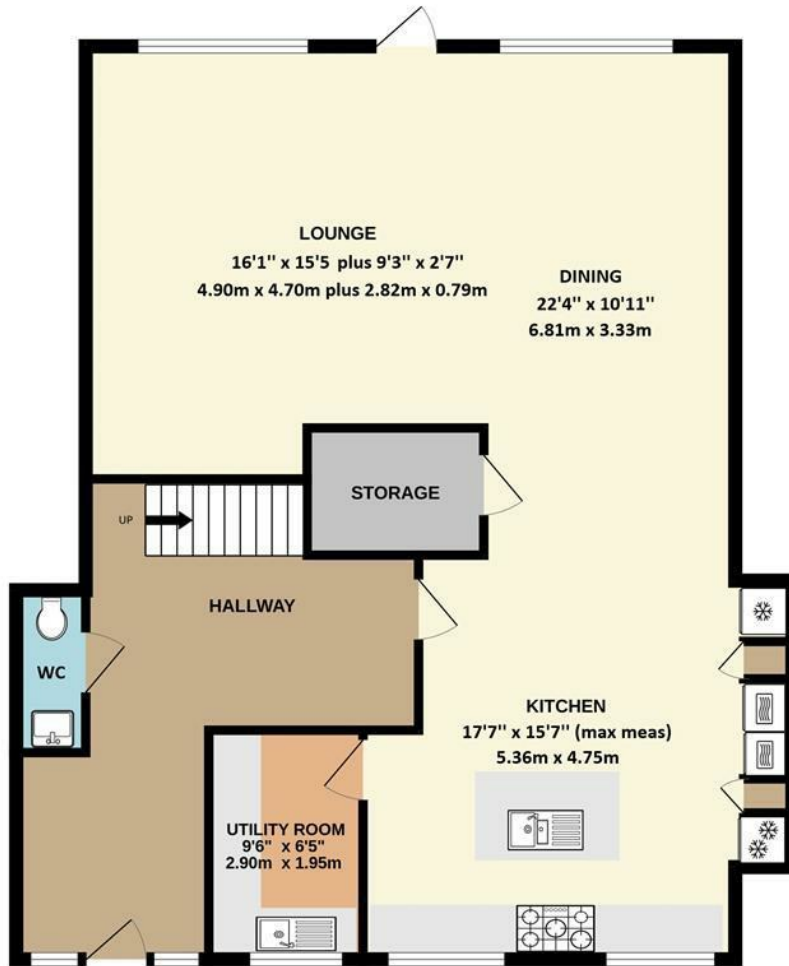
**\*\* SEE OUR VIDEO TOUR \*\*** Tucked away within the grounds of the Glossop & District Golf Club, in the shadow of neighbouring Shire Hill and surrounded by the stunning Peak District National Park countryside, one of only three individual properties, offering spacious open plan living in this special location. The building, which was originally a Victorian water treatment plant, has within the last few years, been sympathetically converted into three fabulous family homes. Briefly comprising of an entrance hall, a downstairs wc, a superb fitted kitchen with integrated appliances and a spacious open plan living/dining room. Upstairs there are four bedrooms, the master with an en-suite shower room and the main family bathroom with freestanding oval bath and separate shower. Parking for upto four cars and sunny South Westerly facing gardens with patio areas, covered pergola and a wooded backdrop. Energy Rating C



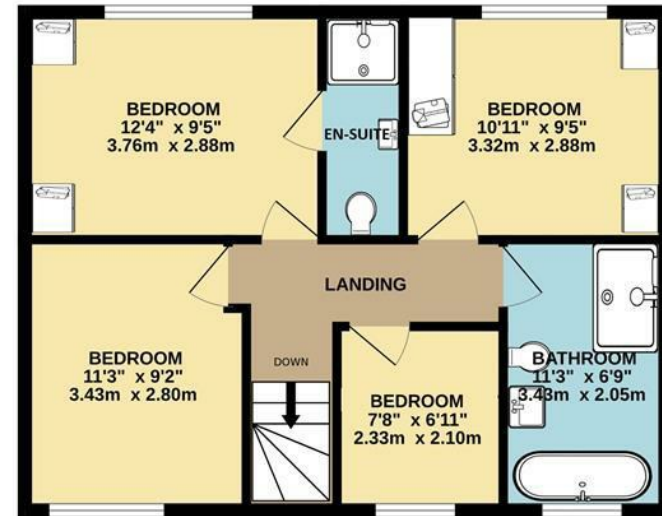
Directions: From our office on the High Street head out of Glossop through the central traffic lights in an Easterly Direction along High Street East and then Sheffield Road. Just before leaving Glossop, turn right onto Hurst Road and then after a short distance turn left into the Glossop & District Golf Club entrance. Follow the road past the clubhouse and then the property can be found on the right hand side.



GROUND FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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EXCLUSIVE

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