



Brae Garth, 117 Long Lane, Charlesworth, Glossop, SK13 5ES

Guide Price £1,000,000

- Substantial Dwelling Circa 3000sq ft
- Stunning Location with Dramatic Views
- Private Driveway Leading to Dwellings
- One Bed Dependant Relative Accommodation
- Circa 1.7 Acres Plot
- Charming Village Location

117 Long Lane, Glossop SK13 5ES

Spacious Detached Residence with Separate One Bed Bungalow for Dependant Relative.
Main Dwelling Extending to Circa 3000sq ft, With Four/Five Bedrooms and Four Shower/Bathroom Rooms.
Set within circa 1.7 acres of Breathtaking Far Reaching Views.

VIEWING IS THE ONLY WAY TO
APPRECIATE EVERYTHING THIS CHARMING PROPERTY HAS TO OFFER !



Council Tax Band: G



BRAE GARTH

The translation from Welsh is 'Hillside Enclosure' and it was never more appropriate, with the stunning location of this five-bedroom detached dwelling with dramatic views across the valley and onto the Peak District hills beyond, all part of the outstanding Green Belt.

The main dwelling was substantially extended in 1999 and enjoys a stunning living kitchen a spacious lounge with the principal bedroom suite directly above it (this in turn takes in the panorama over Green Belt). In total the main residence is circa 3000 square feet. The plot is circa 1.7 acres, including an orchard and incorporates two titles. Within the curtilage the former garages have, in 2016, been converted to a one-bedroom bungalow (consented as dependant relative accommodation), with a lounge/diner adjacent to the open plan kitchen and a large bathroom. It is in pristine condition and a balcony terrace enjoys a wonderful aesthetic landscape. Adjacent to this ancillary accommodation is a large garage and further storerooms, there are also additional outbuildings.

The site is approached by a private access next to a small paddock which is part of the estate road leading, ultimately, through an impressive, gated entrance.

The substantial accommodation in the main house comprises: Entrance porch, reception hallway, lounge, conservatory, living kitchen, dining room, utility, cloak room and coat room. Venturing upstairs you will find the aforementioned principle suite with large bedroom enjoying a beamed ceiling and balcony, dressing room (potentially bedroom five) and ensuite, three further bedrooms - two with ensembles and a further shower room.

Charlesworth is a charming village within the Peak District and enjoys local shopping and watering holes whilst Glossop town centre with its excellent bars, restaurants and retail park caters for so many needs. There are train services at Broadbottom and Glossop into Manchester whilst the impending bypass will make access to the motorway networks much more convenient.

Main House Accommodation

Entrance Porch

Entrance Hall

13'5" x 10'0" max

Cloak Room

9'7" x 5'8" max

Inner Hall

Lounge

23'2" x 14'9" max

Dining Room

11'8" x 10'9" max

Conservatory

20'5" x 14'0" to 10'8"

Living Kitchen

23'2" x 14'1" to 11'5"

Utility

10'0" x 8'5"

First Floor

Stairs and Landing

Bedroom One

15'8" x 14'9"

Dressing Room/Bedroom 5

14'9" x 13'8" into robes

Potential to convert into a bedroom

En-Suite

7'5" x 7'1"

Bedroom Two

24'0" to 16'7" x 11'5"

En-Suite

6'9" x 6'8"

Bedroom Three

13'7" x 11'0"

En-Suite

7'6" x 4'3"

Bedroom Four

10'0" x 8'4" max

Shower Room

9'5" x 4'9"

Detached Dependant Accommodation

Open Plan Living/Dining Kitchen

26'6" x 13'6" max

Bedroom

16'0" x 9'4"

Bathroom

9'5" x 8'5"

Double Garage

20'2" x 17'7"

Workshop

18'9" to 11'11" x 17'0" to 8'1"

Store Room

8'6" x 7'5"

Important Information

Believed to be Freehold

Main Dwelling Council Tax Band G

EPC RATING D

Detached Annex Council Tax Band A

EPC RATING C

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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

