



71 Padfield Main Road, Hadfield

£349,950 Leasehold

Spectacular Countryside Views • Garden Fronted Stone Cottage • Three Bedrooms including Spacious Double Dorma with large Picture Window • Entrance Porch & Generous Lounge • True Kitchen/Diner with underfloor heating • Conservatory enjoying Open Countryside Views • Family Bathroom • Private Rear Garden • Open Aspect to Front & Rear – Not Overlooked • Desirable Semi Rural Location – close to train station



SPECTACULAR COUNTRYSIDE VIEWSStepping Stones are delighted to offer for sale this beautifully presented stone cottage situated within an enviable position on Padfield Main Road in Hadfield, bordering Padfield.

Padfield is a small village/hamlet near Hadfield in High Peak, Derbyshire. The village/hamlet is on the west side of the Peak District National Park, and the nearest town is Glossop, where many local amenities and services are based. Hadfield, its neighbouring village, benefits from a host of local shopping and leisure facilities along with a direct rail link to Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This beautiful home has an abundance of character and offers homely and spacious accommodation which in brief comprises; Entrance Porch, Lounge, Spacious Kitchen/Diner and Conservatory to the ground floor and Two Bedrooms and Bathroom to the first floor with a fantastic Double Loft Bedroom to the second floor boasting spectacular countryside and reservoir views from the large picture dormer window, a perfect bedroom, guest room, office or home gym/yoga area.

Externally, there is a gated and walled forecourt garden with an open aspect and to the rear is a paved courtyard garden enjoying the beautiful field and reservoir aspect.

This is the ideal home for a small to medium family or a single/couple wanting to be close to nature and village life.

Council Tax band: B

Tenure: Leasehold



Entrance Porch

4' 5" x 4' 1" (1.35m x 1.24m)

External door to porch with uPVC double glazed windows to the side elevation, tiled flooring, ceiling light point, external door through to lounge.

Lounge

13' 0" x 11' 9" (3.96m x 3.58m)

A generous sized lounge with uPVC double glazed window to the front elevation with open aspect, wall-mounted radiator, ceiling light point, feature fireplace, built-in alcove storage, ceiling light point, internal door through to kitchen.

Kitchen/Diner

24' 5" x 8' 3" (7.44m x 2.51m)

A range of high and low fitting kitchen and display units with contrasting splashback worksurfaces, underfloor heating, stairs to the first floor accommodation, over dining table ceiling light point, wall mounted vertical radiator, two Velux windows, space for integrated electric oven, microwave oven, four ring hob with over hob extractor fan and integrated full-sized dishwasher, plumbing for automatic washing machine and space condensing dryer, ceiling light points, uPVC double glazed patio doors providing access to the conservatory.

Conservatory

10' 0" x 7' 6" (3.05m x 2.29m)

Two wall light points, uPVC double glazed conservatory to the rear elevation with patio doors providing access to the courtyard garden with fabulous reservoir and countryside aspect





Entrance Porch

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External door to porch with uPVC double glazed windows to the side elevation, tiled flooring, ceiling light point, external door through to lounge.

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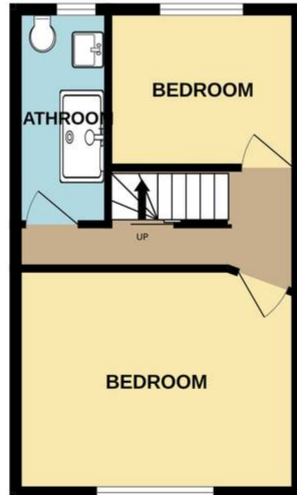
GARDEN

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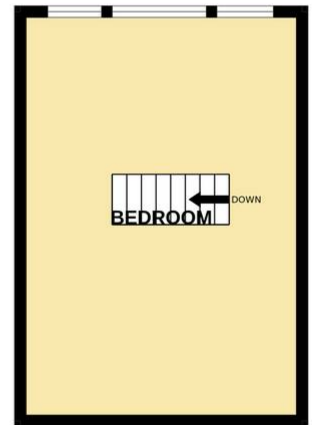
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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