

SALES AND LETTINGS

**Hague Street Farm & Whitfield Cross Farm "The Barn"**  
**5a & 5b Hague Street, Glossop SK13 8NR**



- **\*\*\*FREEHOLD\*\*\***
- Four Bedroom Barn Conversion with One Bedroom Cottage Attached
- Approx 4.1 acres of Land
- Commercial Buildings
- Ample Parking For numerous vehicles
- Courtyard Style Garden to Barn
- Grazing Field with Far Reaching Views
- Desirable Hague Street Location in a Conservation Area
- Semi-Rural Location
- Ideal for equestrian / business uses

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### MAIN DESCRIPTION

#### \*\*\*FREEHOLD\*\*FOUR BEDROOM BARN CONVERSION AND ONE BEDROOM COTTAGE\*\*\*

Stepping Stones are delighted to offer for sale this semi-rural LOT comprising of a very spacious barn conversion with Four DOUBLE Bedrooms with the main bedroom boasting an Ensuite and walk in wardrobe, stunning family bathroom, entrance hallway, ground floor wc, open plan lounge, dining and exquisite kitchen and utility to the ground floor complete with under floor heating and wood burning stove. Attached is a quaint one bedroom cottage with separate dining/lounge area with mezzanine level and integral garage with utility room.

The property is tucked away off the desirable Hague Street area of Glossop and sits within approx. 4.1 acres of land which comprises; forecourt, side paved courtyard style garden and two large outbuildings/garages measuring 9.82m x 8.28m & 8.63m x 4.72m both have power and lighting with the larger one benefiting from a water supply. These buildings have commercial use but interested parties could apply for a change of use to residential.

There is a large hardstanding area suitable for many vehicles or with some landscaping would make a perfect family entertaining space/private garden.

Beyond the dry stone wall and gated access is a grazing field with sheds, water supply used to be connected so could be re-instated to accommodate stables.

The land enjoys spectacular far reaching countryside views.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

This is an extremely versatile home offering both commercial opportunities with the outbuildings and rental opportunity / holiday let potential from the one bedroom cottage, it would also be attractive to those looking to stable horses.



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### HAGUE STREET FARM

#### ENTRANCE HALLWAY

Entrance door to hallway with ceiling light point, window to the side elevation, slate tiled flooring, bespoke solid oak turn stairs to the first floor accommodation with under stairs storage area, ceiling spotlights, internal doors to the ground floor accommodation, underfloor heating to the entire ground floor.

#### GROUND FLOOR WC

A two piece suite comprising; low-level WC, wall hung sink unit, ceiling spotlights.

#### LOUNGE 24' 1" x 12' 6" (7.34m x 3.81m)

Open plan living area with double glazed window to the side and rear elevation, slate tiled flooring with underfloor heating, Morso woodburning stove, opening through to dining room and kitchen.

#### DINING AREA 13' 2" x 10' 11" (4.01m x 3.33m)

Large double-glazed window to the front elevation with far-reaching countryside views, slate tiled flooring, ceiling spotlights, ceiling light point.

#### KITCHEN 15' 2" x 18' 1" (4.62m x 5.51m narrowing)

A bespoke Hetherington Newman Kitchen with a comprehensive range of high and low fitted kitchen units with contrasting granite splashback worksurfaces, under cupboard lighting and double Belfast sink with mixer tap, double Britannia oven with six ring gas hob with over oven extractor fan, built-in pantry, American style fridge freezer, integrated full-size dishwasher, slate tiled flooring, window to the front elevation with far-reaching countryside views and window to the rear, central breakfast island, ceiling spotlights, internal door to utility room.

#### UTILITY ROOM 9' 0" x 6' 7" (2.74m x 2.01m)

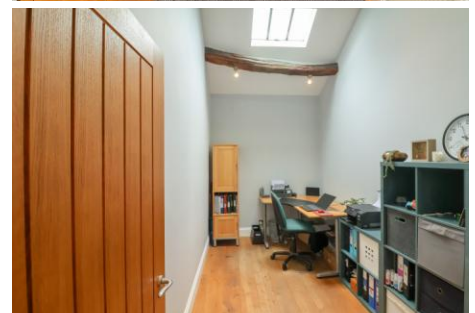
High and low fitted units with contrasting granite splashback worksurfaces, boiler housing, extraction fan, ceiling spotlights, stainless steel sink, plumbing for automatic washing machine, external door providing access to the front elevation.

#### LANDING

Bespoke solid oak turn stair from the ground floor entrance hallway to the first floor to a gallery landing space with pendant light point, ceiling window, internal doors to the first floor accommodation, storage cupboard.

#### MAIN BEDROOM 13' 2" x 12' 1" (4.01m x 3.68m)

A generous and stylish double bedroom with roof skylight window and original and attractive pigeonhole barn windows, storage to eaves, opening to dressing room and internal door to ensuite, wall mounted radiator, TV aerial point, attractive beams to vaulted ceiling with ceiling spotlights, solid oak flooring.



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### **ENSUITE** 10' 3" x 5' 0" (3.12m x 1.52m)

A generous sized ensuite with three-piece suite comprising low-level WC, pedestal sink unit with mixer tap and wet room style walk-in shower with rainfall style showerhead, mirror with over light, window to the rear elevation, floor-to-ceiling splashback tiling, wall mounted chrome heated towel rail, extraction fan, solid oak flooring.

### **WALK IN WARDROBE** 13' 2" x 4' 0" (4.01m x 1.22m)

A comprehensive walk-in wardrobe to one wall, ceiling spotlights, mixture of short and long hanging with drawers, solid oak flooring.

### **BEDROOM TWO** 15' 3" x 9' 4" (4.65m x 2.84m)

A further double bedroom with high ceiling, two ceiling light points, wall mounted radiator, skylight window to roof, window to side elevation, solid oak flooring.

### **BEDROOM THREE** 15' 3" x 8' 9" (4.65m x 2.67m)

A further double bedroom with feature beam to ceiling, two ceiling light points, wall mounted radiator, skylight roof window and two pigeonhole barn windows, solid oak flooring.

### **BEDROOM FOUR** 13' 2" x 8' 2" (4.01m x 2.49m)

A further double bedroom currently used as an office with high ceilings, skylight roof window, beam to ceiling, spotlights, storage to eaves, wall mounted radiator, solid oak flooring.

### **BATHROOM** 10' 11" x 7' 10 1/2" (3.33m x 4.7m)

A spacious four-piece suite comprising freestanding bath with mixer tap and handheld shower, low-level WC, pedestal sink unit and wet room style shower with rainfall showerhead, floor-to-ceiling splashback tiling, wall mounted chrome heated towel rail, attractive double-glazed windows, ceiling spotlights, extraction fan, Travertine flooring.

### **EXTERNALLY**

The property is tucked away off the desirable Hague Street area of Glossop and sits within approx. 4.1 acres of land which comprises; forecourt, side paved courtyard style garden and two large outbuildings/garages measuring 9.82m x 8.28m & 8.63m x 4.72m both have power and lighting with the larger one benefiting from a water supply. These buildings have commercial use but interested parties could apply for a change of use to residential.

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### WHITFIELD CROSS FARM "THE BARN"

#### ENTRANCE HALLWAY

Entrance door to hallway with slate tiled flooring, ceiling light point, stairs to the first-floor accommodation, wall mounted radiator, internal doors to the ground floor and integral garage, shelved storage cupboard housing the gas meter.

#### BATHROOM 8' 7" x 6' 0" (2.62m x 1.83m)

A three-piece suite comprising low-level WC, pedestal sink unit and bath with over bath shower, ceiling light point, splashback tiling, window to the rear elevation, wall mounted chrome heated towel rail, slate tiled flooring.

#### INTERGRAL GARAGE 14' 3" x 9' 1" (4.34m x 2.77m)

Integral garage with up and over vehicular access door and pedestrian door through to utility room, consumer unit and meter point, light point, power points.

#### UTILITY ROOM 8' 8" x 4' 6" (2.64m x 1.37m)

High and low fitted units, wall mounted combination boiler, ceiling light points, plumbing for automatic washing machine, wall mounted radiator.

#### LANDING

Stairs from the ground to the first floor with attractive partial stone wall, ceiling light point, wall mounted radiator, internal doors to the first-floor accommodation.

#### MAIN BEDROOM 10' 0" x 9' 1" (3.05m x 2.77m)

A double bedroom with fitted over bed wardrobes, wall mounted radiator, ceiling light point, double glazed window to the rear elevation.

#### KITCHEN 6' 0" x 5' 8" (1.83m x 1.73m)

A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, integrated electric oven with four ring gas hob, undercounter fridge, uPVC double glazed window to the front elevation, ceiling light point, internal door through to dining room/lounge.

#### DINING ROOM/LOUNGE 11' 9" x 9' 2" (3.58m x 2.79m)

A versatile and attractive room with vaulted ceiling with feature beams, currently used for formal dining, stairs leading to loft deck, wall mounted radiator, wall light points, two uPVC double glazed windows to the front elevation with far-reaching countryside views.

#### LOFT DECK 15' 3" x 10' 4" (4.65m x 3.15m)

Another versatile area, currently used as the lounge area with Velux window, feature beam to ceiling, wall mounted radiator, power points, wall light point.

Tenure - Freehold

Council Tax Band - B & E

EPC Rate - C & D

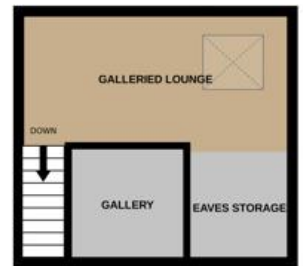




**Hague Street Farm**



**Whitfield Cross Farm "The Barn"**



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**FREEHOLD/LEASEHOLD**

Stepping Stones have no access to documentation which confirms the tenure of the property. Should you proceed with the purchase of this property these details must be verified by your Solicitor.