

**72 Church Street, Old Glossop, Derbyshire, SK13 7RN**



- OLD GLOSSOP LOCATION
- Characterful Stone Cottage
- Church Aspect
- Three DOUBLE Bedrooms
- Ensuite & Main Bathroom

- Open Plan Lounge/Diner
- Basement with power & lighting
- Private Courtyard Garden
- Close to Manor Park and Stunning Open Countryside
- Beautifully Presented

# 72 Church Street, Old Glossop, Derbyshire, SK13 7RN

## MAIN DESCRIPTION

### \*\*\*OLD GLOSSOP LOCATION\*\*\*

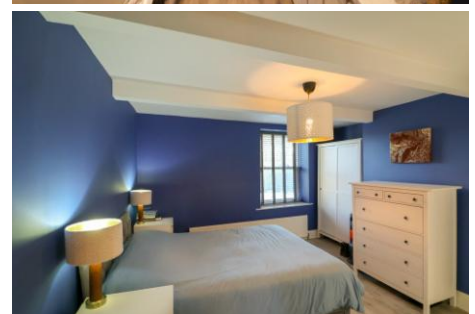
Stepping Stones are delighted to offer for sale this beautifully presented characterful stone cottage situated within the heart of Old Glossop with stunning Church aspect.

Renowned as the Gateway to the Peaks, the characterful village of Old Glossop boasts village pubs, a pretty square surrounded by a cluster of 17th and 18th century cottages, a 13th century cross and a wonderful Norman church. The larger neighbouring town of Glossop sits 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.

The property has undergone internal renovation over recent years and is decorated and presented to a high standard, the internal accommodation would suite a variety of owners from the first time buyer to a small family and in brief comprises; Open Plan Lounge/Dining, Kitchen and Basement (currently used as a home gym). To the first floor is the main double bedroom with Ensuite Shower Room and the Family Bathroom and Two DOUBLE Bedrooms to the second floor.

Externally there is a private and fully enclosed rear Courtyard Garden with power and light points and both hot and cold water taps, ideal for washing mucky pups!

Viewing is highly recommended to fully appreciate the accommodation on offer, the vendors have found an onward purchase which has no further chain attached.



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## ENTRANCE VESTIBULE

External door to vestibule with ceiling light point, internal door through to lounge diner.

## LOUNGE

28' 0" x 9' 9" (8.53m x 2.97m) A generous sized lounge/diner with two double glazed sash windows to the front elevation, three wall-mounted radiators, door to basement, external uPVC double glazed door to the rear courtyard, ceiling light points, three over table pendant lights, opening through to kitchen and stairs to the first floor accommodation.

## KITCHEN

15' 8" x 6' 3" (4.78m x 1.91m) A range of high and low fitted kitchen units with contrasting work surfaces and splash back boarding, electric and gas double oven with over oven extractor fan, integrated full size dishwasher, plumbing for automatic washing machine and space for condensing dryer, space for fridge freezer, ceiling spotlights, sink and draining unit with mixer tap, two double glazed windows to the rear elevation, wall mounted radiator, stairs to the first floor accommodation.

## LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation, window to the rear elevation and stairs to the second floor.

## MAIN BEDROOM

13' 4" x 12' 7" (4.06m x 3.84m) A generous double bedroom with uPVC double glazed window to the front elevation with far reaching countryside views and church aspect, wall-mounted radiator, ceiling light point, internal door to ensuite.



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## **ENSUITE**

7' 0" x 7' 0" (2.13m x 2.13m) A generous sized ensuite with three piece suite comprising; high-level WC, pedestal sink unit and shower with rainfall and handheld showerheads, floor to ceiling splash back tiling, extraction fan, ceiling spotlights, wall mounted chrome heated towel rail, mirror, lighting.

## **BATHROOM**

7' 5" x 7' 0" (2.26m x 2.13m) A further generous bathroom with three-piece suite comprising high-level WC, pedestal sink unit and shower bath with over bath shower floor to ceiling splash back tiling wall mounted chrome heated towel rail, extraction fan ceiling spotlight PVC double glazed/window to the rear elevation mirror light

## **SECOND FLOOR LANDING**

Ceiling light point and internal doors to bedrooms two and three.

## **BEDROOM TWO**

14' 2" x 13' 2" (4.32m x 4.01m) A double bedroom with Velux window (some restrictive head height), ceiling light point, wall mounted radiator.

## **BEDROOM THREE**

13' 3" x 10' 5" (4.04m x 3.18m) A double bedroom with Velux window (some restrictive height), boiler housing, ceiling light point, wall mounted radiator.

## **BASEMENT**

12' 6" x 8' 5" (3.81m x 2.57m) Ceiling spotlight, wall mounted radiator, electric points, a useful versatile room.

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### EXTERNALLY

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### DISCLAIMER

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such

Tenure - Leasehold

Annual Ground Rent - £1.00 per annum

Term - 999 years from date of build

Council Tax Band - C

EPC Rate -



While every attempt has been made to ensure the accuracy of the floorplans 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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**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.

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