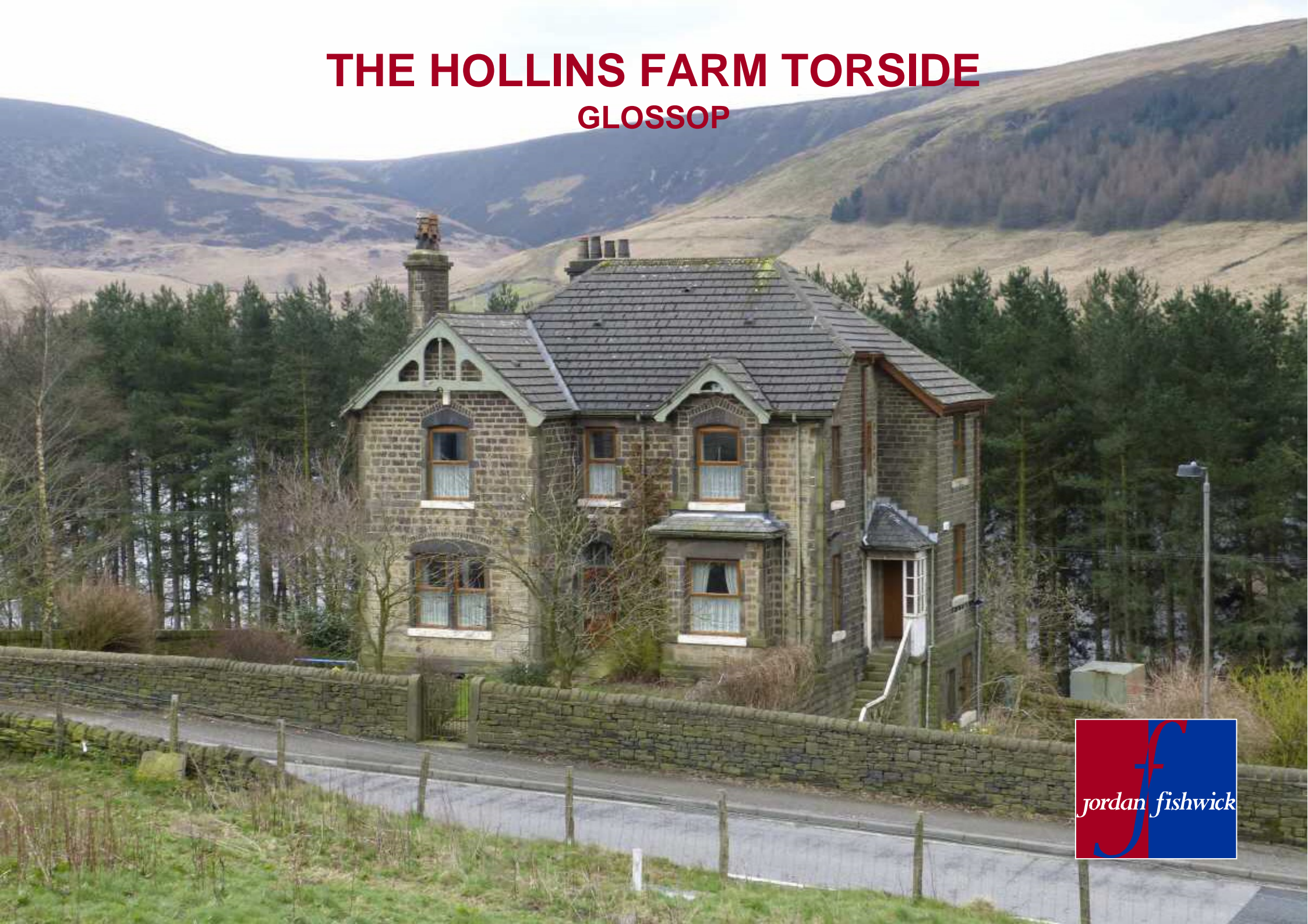


THE HOLLINS FARM TORSIDE

GLOSSOP



The Hollins Farm, Torside, Glossop, Derbyshire, SK13 1HY

Surrounded by stunning scenery and within the Peak District National Park, an imposing Victorian detached family house, offered for sale with a large converted detached barn which has been used as a commercial premises and charming holiday cottage. The main house includes four bedrooms, a bathroom and separate shower room, three reception rooms, kitchen with range cooker and extensive basement offering further possibilities. Outside the property has parking space for a number of cars, there is a large carport and established gardens.

Energy Efficiency Rating G

£850,000

Directions

From our office on High Street West proceed in a westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights and at Brookfield, bear left at the roundabout into Woolley Lane. At the traffic lights turn right into Market Street, through Hollingworth and onto Manchester Road. Follow the road through the centre of Tintwistle and continue along Woodhead Road for approximately 2.5 miles and the property stands on the right hand side.

MAIN HOUSE

GROUND FLOOR Enclosed Porch

Front door, tiled floor and door with stained glass detail leading through to:

Entrance Hall

Tiled floor, central heating radiator, pvc double glazed rear window, spindled stairs leading to the first floor, steps to the basement and doors to:

Sitting Room 14'11" x 13'3" (less chimney breast) (4.55m x 4.04m (less chimney breast))

Two pvc double glazed front windows, central heating radiator and feature open grate fireplace.

Living Room 13'11" (less chimney breast) x 13'3" (plus bay) (4.24m (less chimney breast) x 4.04m (plus bay))

Pvc double glazed side bay and rear windows, central heating radiator, open grate fireplace with tiled hearth and fire surround, tv aerial point.

Dining Room 12'2" x 12'11" (plus rec) (3.71m x 3.94m (plus rec))

Two pvc double glazed front windows, two central heating radiators, built-in pine cupboards and drawers, walk-in pantry with base cupboards and drawers, wall cupboards and pvc double glazed rear window.

Kitchen 12'4" x 9'7" (3.76m x 2.92m)

A range of fitted pine fronted kitchen units comprising base cupboards and drawers, work tops over with an inset single drainer one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher and fridge, matching wall cupboards with under unit lighting, Stoves electric range cooker with five ring induction hob and filter hood over, two pvc double glazed rear windows, tiled floor, central heating radiator and external composite door.

FIRST FLOOR Landing

Pvc double glazed rear window, access to the loft space and central heating radiator.

Bedroom One 14'11" x 13'2" (less chimney breast) (4.55m x 4.01m (less chimney breast))

Pvc double glazed front and side windows, central heating radiator.

Bedroom Two 13'11" (less chimney breast) x 13'2" (4.24m (less chimney breast) x 4.01m)

Pvc double glazed side window and central heating radiator.

Bedroom Three 13'8" (max) x 8'8" (min) plus 6'10" x 4'8" (4.17m (max) x 2.64m (min) plus 2.08m x 1.42m)

Three pvc double glazed front windows and central heating radiator.

Bedroom Four 10'5" (max) 9'8" (min) x 10'8" (plus door rec) (3.18m (max) 2.95m (min) x 3.25m (plus door rec))

Pvc double glazed side window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, shaver point, central heating radiator and pvc double glazed window.

Shower Room

A white four piece suite including a shower cubicle, pedestal wash hand basin, bidet with mixer tap and close coupled wc, two pvc double glazed rear windows and central heating radiator.

BASEMENT Entrance/Room One 13'3" (plus bay) x 12'4" (min) (4.04m (plus bay) x 3.76m (min))

Composite entrance door, cast iron range, two pvc double glazed windows, tiled floor and exposed stone walls.

Room Two 12'2" x 5'3" (3.71m x 1.60m)

Leading through to:

Room Three 13'3" (min) x 11'10" (4.04m (min) x 3.61m)

Pvc double glazed window and tiled floor.

Entrance/Room Four 12'0" x 10'2" (3.66m x 3.10m)

Composite entrance door, freestanding twin bowl stainless steel sink, tiled floor, pvc double glazed window, oil fired central heating boiler, base cupboards and drawers, wall cupboards, electric meter cupboard.

Store Room 13'0" (max) x 11'11" (3.96m (max) x 3.63m)

Pvc double glazed window.

Laundry Room

Plumbing for an automatic washing machine, pedestal wash hand basin and tiled floor.

Downstairs Wc

Low level wc, tiled floor and pvc double glazed window

OUTSIDE Double Carport 21'2" x 14'9" (6.45m x 4.50m)

Gardens

The property is approached through an electrically controlled gate at the side of the barn, a drive way provides parking space for a number of vehicles and the established gardens include front and side lawns and a natural stone flagged patio at the rear.

SELF CONTAINED HOLIDAY COTTAGE

GROUND FLOOR Living Room and Kitchen 18'7" x 18'1" (less stairs) (5.66m x 5.51m (less stairs))

Open plan with a pvc entrance door, two pvc double glazed windows, two central heating radiators, fitted kitchen units including base cupboards and drawers, work tops with an inset single drainer stainless steel sink unit and mixer tap, Worcester oil fired central heating boiler, spindled stairs leading to:

FIRST FLOOR Bedroom 18'5" x 9'6" plus 11'2" x 9'3" less stairs (5.61m x 2.90m plus 3.40m x 2.82m less stairs)

Pvc double glazed window, exposed stone walls, two central heating radiators, double glazed skylight window, exposed roof trusses and door to:

Bathroom

A white four piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, bidet and close coupled wc, central heating radiator and double glazed skylight window.

BARN CONVERSION

GROUND FLOOR Main Entrance and Kitchen Area 29'6" (max) x 14'8" max (less stairs) 10'5" min (8.99m (max) x 4.47m max (less stairs) 3.18m min)

Double glazed front entrance will electric roll over shutter, split-level with a slate tiled floor, central heating radiator, spindled stairs leading to the mezzanine floor, kitchen area including base cupboards and drawers, work tops and single drainer stainless steel sink unit and wall cupboards.

WC

Close coupled wc and wash hand basin, tiled floor and central heating radiator.

Mezzanine Office 19'7" x 14'8" (max) (5.97m x 4.47m (max))

Pvc double glazed window and two double glazed skylight windows, exposed roof trusses and four central heating radiators.

Workshop 36'5" x 17'10" (11.10m x 5.44m)

Five pvc double glazed windows, seven central heating radiators, vaulted ceiling with exposed roof trusses, Worcester oil fired central heating boiler, door to:

WC

Close coupled wc and wash hand basin, tiled floor, pvc double glazed window and central heating radiator.

Store Room 20'6" x 8'11" (6.25m x 2.72m)

Slate tiled floor, fitted shelving, pvc double glazed window and two central heating radiators.

SERVICES

It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

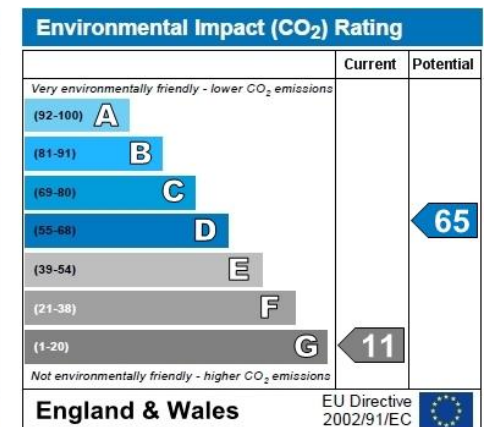
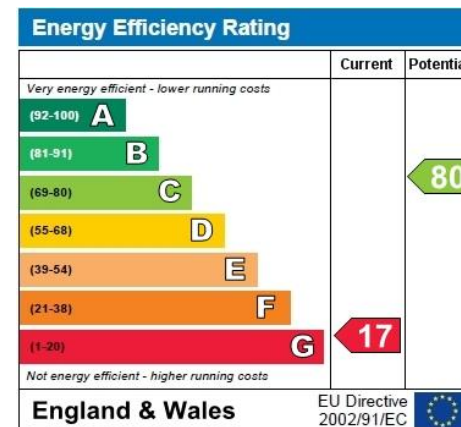
COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.

Viewing arrangements

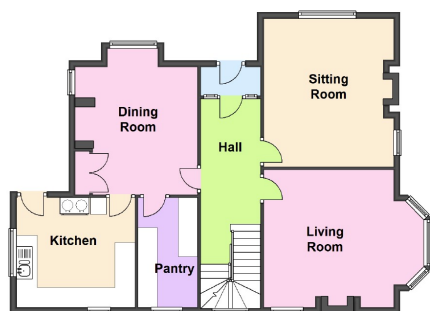
Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

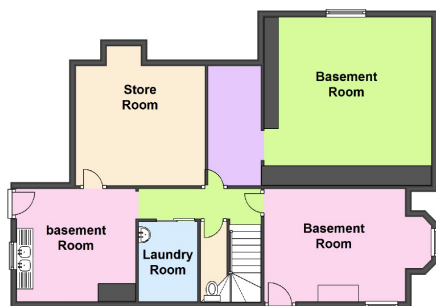




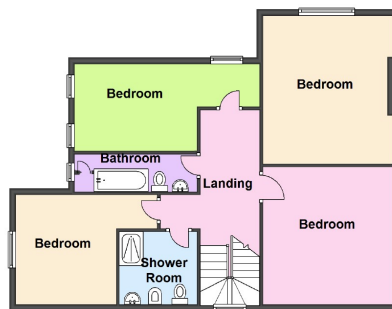
First Floor



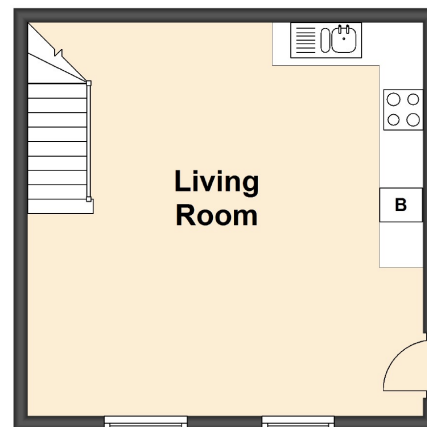
Ground Floor



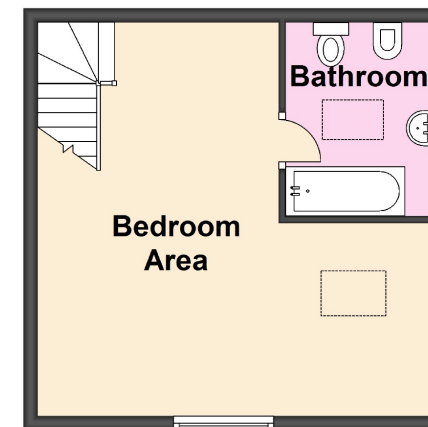
Second Floor



Ground Floor



First Floor



CHORLTON Tel: 0161 860 4444 DIDSBUY Tel: 0161 445 4480 DISLEY Tel: 01663 767878 GLOSSOP Tel: 01457 858 888 HALE Tel: 0161 929 9797 MACCLESFIELD Tel: 01625 434 000
 MANCHESTER Tel: 0161 833 9499 NORTHERN QUARTER Tel: 0161 833 9499 SALE Tel: 0161 962 2828 SALFORD Tel: 0161 833 9499 WILMSLOW Tel: 01625 532 000 WHITHINGTON Tel: 0161 438 2414

These Particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



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