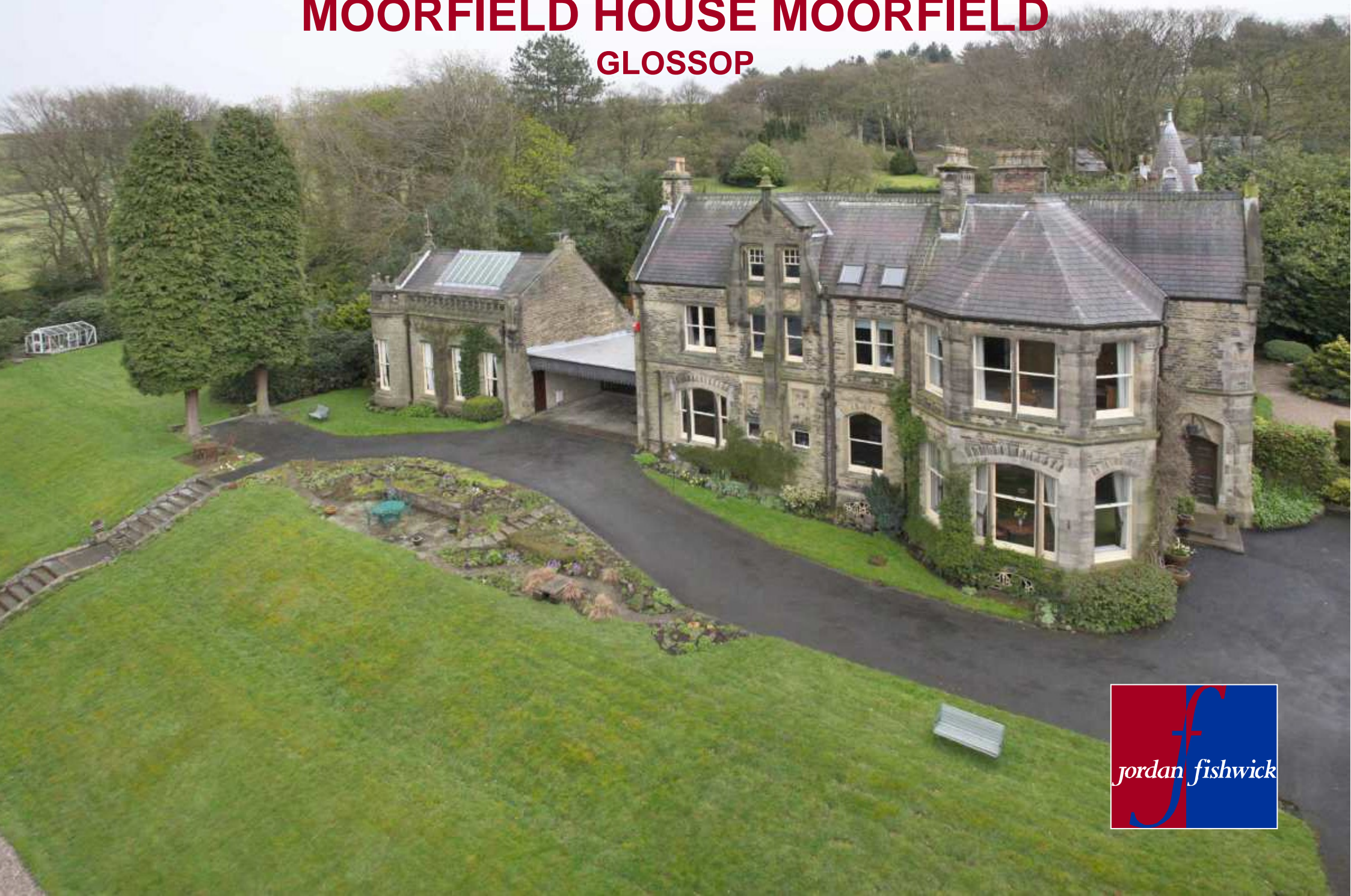


MOORFIELD HOUSE MOORFIELD GLOSSOP



Moorfield House, Moorfield, Glossop, Derbyshire, SK13 7PP

Moorfield House is a substantial Victorian country residence enjoying a secluded setting, nestling within the Peak District National Park, standing within large grounds amounting to approximately 4.75 acres and including the neighbouring Moorfield Lodge. The main house has retained many of the original features that you would expect to find in a property of this age and briefly comprises an impressive entrance hall, drawing room with bay window and open fireplace, a comfortable sitting room and fitted breakfast kitchen with a range of Oak shaker style kitchen units and Granite tops. There is also a study, utility room, a downstairs wc and what was the original attached billiard room which has been thoughtfully converted into a self contained annexe with a mezzanine floor. Upstairs the spacious landing with original stained glass window leads to four proper bedrooms, one with an en-suite bathroom and a shower room. The accommodation is further complimented with a large loft area and a four chamber cellar which could be ideal for the provision of a media room or gym. The Lodge, an attractive property in its own right, stands at the gated entrance and is a stone built detached property which is currently split into two holiday lets. The walled grounds include tiered lawns at the front, a wooded area and two small lakes.

Energy Efficiency Rating E

£1,200,000

Directions

From our office on High Street West proceed in a Westerly direction through the central traffic lights at Norfolk Square along High Street East. Follow the road out of Glossop along Sheffield Road and just after passing the entrance to Shirebrook Park turn right onto Hurst Road, continue past the Glossop Golf Club and up the hill along Derbyshire Level. The gated entrance to Moorfield House can then be found on the left hand side at the cross road junction with Kidd Road.

MOORFIELD HOUSE

GROUND FLOOR Entrance Foyer

Impressive double opening front doors, vaulted ceiling, tiled floor and opening through to:

Entrance Hall 42'1" x 10'10" (12.83m x 3.30m)

A grand entrance currently used as a dining hall with central heating radiator, parquet flooring, spindled stairs leading to the first floor and doors to:

Drawing Room 26'1" x 18'0" (7.95m x 5.49m)

Large sash windows with working shutters, two central heating radiators, feature open fireplace with copper inset, tiled hearth and Oak fire surround, wall light points.

Sitting Room 15'1" x 17'11" (4.60m x 5.46m)

Large sash window, central heating radiator, open fireplace with tiled inset and hearth, feature fire surround and book shelves.

Breakfast Kitchen 17'1" x 15'1" (5.21m x 4.60m)

Fitted with a range of modern Oak shaker effect kitchen units comprising base cupboards and drawers, granite work surfaces with inset sink and mixer tap, split-level electric double ovens and ceramic hob, microwave, central island, matching wall cupboards, integrated fridge, central heating radiator, Karndean flooring, front sash windows and walk-in larder.

Study 11'0" x 8'10" (3.35m x 2.69m)

Fitted office furniture, window and central heating radiator.

Rear Porch 21'11" x 9'10" (6.68m x 3.00m)

Connecting the annexe to the main house with two skylight windows and patio doors leading out to the carport, tiled floor and doors to:

Hallway

External side and rear doors, tiled floor and door to the garden workshop and store.

Utility Room

Base cupboards and work surfaces, plumbing for an automatic washing machine and central heating radiator, door to:

Downstairs Wc

Low level wc, tiled floor and window.

Self Contained Annexe

Formerly the Billiard Room and now thoughtfully converted to provide a self contained annexe, currently used as a holiday let but would also make an ideal granny flat.

Living Area 19'10" x 18'1" (6.05m x 5.51m)

With a feature atrium and exposed timber work, panelled walls, wall light points, central heating radiator, spindled staircase leading to the mezzanine, external front door and opening through to:

Dining Area 13'1" x 8'1" (3.99m x 2.46m)

Large windows and archway to:

Kitchen Area 10'10"x 6'1" (3.30m x 1.85m)

Fitted with a range of kitchen units including base cupboards and drawers, work surfaces and sink unit with mixer tap, integrated oven and ceramic hob, filter hood, integrated dishwasher, plumbing for an automatic washing machine and central heating boiler.

Bathroom

A white three piece suite including a panelled bath with mixer and tap and shower, shower screen, pedestal wash hand basin and close coupled wc, tiled floor, central heating radiator and extractor fan.

Mezzanine Bedroom Area 13'1" x 11'1" (3.99m x 3.38m)

Spindled balustrade overlooking the living area, central heating and wall light point.

Cellars

Accessed from the rear yard area and subject to any planning or building regulations approval could be used as a gym and media rooms.

Entrance 12'0" x 9'0" (3.66m x 2.74m)

Power and light.

Room One 23'1" x 17'10" (7.04m x 5.44m)

Power, light and front window.

Room Two 17'0" x 11'0" (5.18m x 3.35m)

Power and light, Glow Worm Gas fired central heating boiler, generator and front window.

Room Three 10'1" x 10'0" (3.07m x 3.05m)

Power and light.

Room Four 11'1" x 8'10" (3.38m x 2.69m)

Power and light.

FIRST FLOOR Landing

Half landing with stunning stained glass window and stone mullions. Main landing with built-in storage cupboards and access to the loft space.

Master Bedroom 24'1" x 18'1" (7.34m x 5.51m)

Large sash windows, central heating radiators, wash hand basin with mirror and wall light, built-in wardrobes and door to:

En-Suite Bathroom

Refitted with a modern four piece suite including a freestanding bath with mixer tap, separate shower cubicle, matching close coupled wc and pedestal wash hand basin with mixer tap, central heating radiator and chrome finish heated towel rail, storage cupboard and extractor fan.

Bedroom Two 18'1" x 10'10" (5.51m x 3.30m)

Large sash window and central heating radiator.

Bedroom Three 16'1" x 11'1" (4.90m x 3.38m)

Two large sash windows and central heating radiator.

Bedroom Four 12'1" x 9'1" (3.68m x 2.77m)

Two sash windows and wash hand basin.

Shower Room

Refitted white three piece suite including a walk-in shower, pedestal wash hand basin and close coupled wc, central heating radiator and chrome finish towel rail, extractor fan.

ATTIC

Originally the servants quarters and split into five loft areas with either windows or skylights.

OUTSIDE Gardens

Moorfield House stands within extensive grounds which amount to approximately 4.75 acres including walled gardens and an impressive gated entrance, two small lakes and a wooded area, There are tiered front lawns with a patio area and mature borders and greenhouse.

MOORFIELD LODGE

Currently split into two holiday lets - the main lodge with three bedrooms and the attached single bedroom garden flat.

GROUND FLOOR Porch**Lounge 17'5" x 13'10" (5.31m x 4.22m)**

Front bay window with stained glass detail, central heating radiator, tv aerial point, electric fire and fire surround doors to the inner hallway and:

Dining Kitchen 11'10" x 11'2" (3.61m x 3.40m)

With a range of oak fronted kitchen units including base cupboards and drawers, work surfaces over with an inset single drainer sink unit and mixer tap, built-in electric oven and gas hob, plumbing for an automatic washing machine and dishwasher, matching wall cupboards, understairs larder cupboard and connecting door to the garden flat.

Inner Hallway

Stairs leading to the first floor, central heating radiator and door to:

Bedroom Three 11'9" x 11'9" (3.58m x 3.58m)

Central heating radiator, built-in storage cupboard, open fire and fireplace.

FIRST FLOOR Landing

Access to the loft space.

Bedroom One 12'0" x 11'11" (3.66m x 3.63m)

Central heating radiator.

Bedroom Two 12'0" x 11'9" (3.66m x 3.58m)

Glow Worm Gas fired central heating boiler and central heating radiator.

Bathroom

A white three piece suite including a panelled corner bath with mixer tap and shower over, shower screen, pedestal wash hand basin and low level wc, central heating radiator, tiled floor and extractor fan.

CONNECTING GROUND FLOOR GARDEN FLAT**Living Room and Kitchen 26'1" x 12'11" (max meas) (7.95m x 3.94m (max meas))**

Open plan living room and kitchen with double glazed windows, modern kitchen units including base cupboards and drawers, work surfaces over with an inset stainless steel sink unit and mixer tap, ceramic hob, plumbing for an automatic washing machine, integrated dishwasher, integrated fridge, laminate wood flooring, tv aerial point, two central heating radiators, external stable type door, connecting door back into the Lodge and door to:

Bedroom 12'11" x 9'2" (3.94m x 2.79m)

Double glazed window and central heating radiator.

En-Suite Shower Room

A modern white three piece suite including a corner shower cubicle with electric shower, close coupled wc and pedestal wash hand basin, heated towel radiator, double glazed window and extractor fan.

OUTSIDE Gardens

The Lodge has a separate gated entrance to the parking space at the rear, there is a patio area and cottage garden.

Note:

1. Moorfield House is available for purchase without the inclusion of the Lodge. Further details available on request.

2. The property benefits from mains gas, septic tank drainage and spring bore hole water that feeds a large open reservoir. While the reservoir and septic tanks form part of the property their use and the maintenance costs are shared by other households in the immediate area.

Our Ref: Cms/cms/0407/16

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

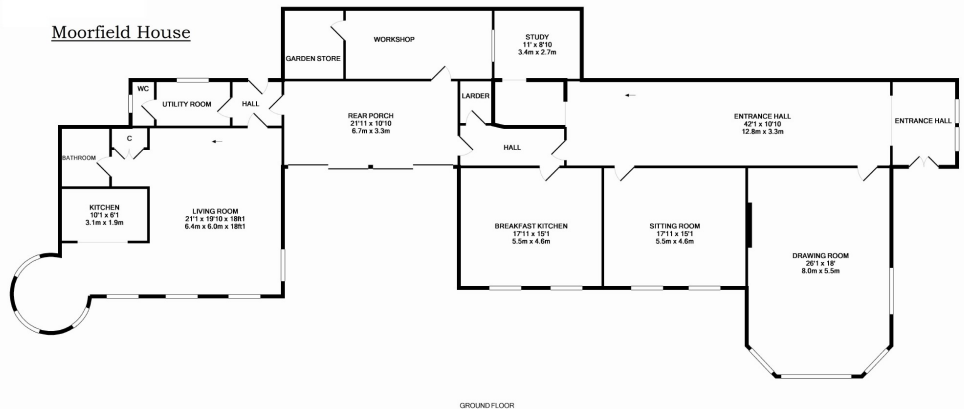
Please contact Council Tax Department to ascertain the banding and amount payable for the current year.

Viewing arrangements**Viewing strictly by appointment through the agent****44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888**

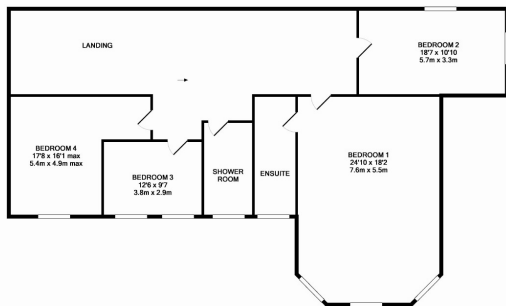
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	40
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	28	29
England & Wales	EU Directive 2002/91/EC	



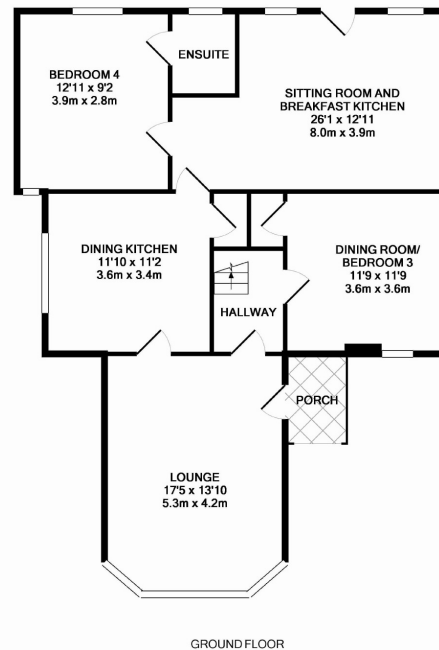


GROUND FLOOR

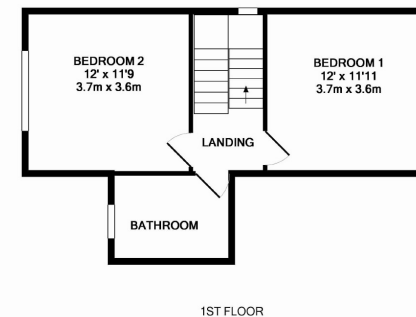


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



1ST FLOOR

Moorfield Lodge

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