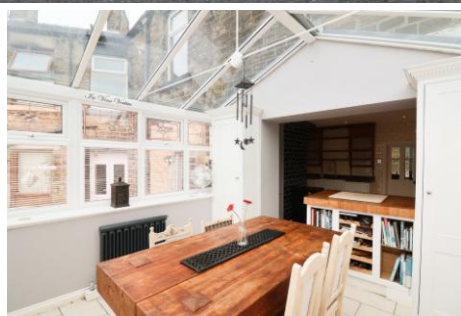


**1a Green Lane, Hadfield, Glossop, Derbyshire, SK13 2DT**



- FREEHOLD & NO VENDOR CHAIN
- Spacious Double Fronted Stone Cottage
- Additional GARDEN self-contained FLAT
- Three Bedrooms
- Bed Deck & Attic Room
- Ground Floor w/c & Utility
- Country Style Kitchen & Conservatory
- Large Garden side & Rear Courtyard
- Off Road Parking
- Close to Hadfield Village & Schools

# 1a Green Lane, Hadfield, Glossop, Derbyshire, SK13 2DT

## MAIN DESCRIPTION

### \*\*\*FREEHOLD & NO VENDOR CHAIN - CHARACTERFUL COTTAGE & STUDIO FLAT\*\*\*

Stepping Stones are delighted to offer for sale this characterful double fronted stone cottage and Garden Studio Flat ideally situated within close proximity to Hadfield Village Centre.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

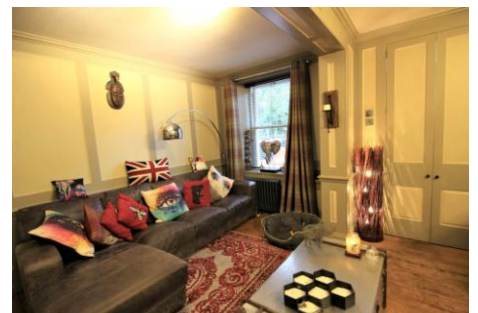
This unique property offers spacious and versatile living accommodation with an abundance of character and the addition of a self contained Garden Studio Flat ideal for a home office / storage or family member retreat. The internal accommodation in brief comprises; Spacious Lounge with under floor 1000ltr fish tank, Inner Hallway, Ground Floor w/c, Utility Room, Kitchen / Diner & Conservatory to the ground floor and Three Bedrooms one with Mezzanine Level and Attic Room to the first and second floors.

#### Garden Studio Flat

In addition to the main dwelling is a self contained duplex garden studio flat, set over two levels and is an ideal home office / storage or the perfect retreat for a family member

Externally there is a gated driveway for off road parking leading to a rear courtyard garden and a great sized fully enclosed and low maintenance side garden with patio and astro turfed areas.

We highly recommend viewing this charming home which would make the ideal family home.



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## LOUNGE

20' 11" x 11' 9" (6.38m x 3.60m) External door to lounge with double door panel shutters, exposed timber flooring, coving to ceiling, ceiling light point, wall mounted TV aerial, 2 x wall light points, wood burning stove, 2 x designer wall mounted radiators 2 x uPVC double glazed sash windows to the front elevation, attractive wall panelling. Built in underfloor 1000ltr Fish Tank, internal door to kitchen diner, internal timber and glazed door to w/c, utility, and inner hallway.

## INNER HALLWAY

Attractive wood panelling to walls, ceiling light point, cornice to ceiling, exposed wooden floor, steps leading down to utility room and internal door to w/c.

## GROUND FLOOR W/C

4' 8" x 3' 8" (1.44m x 1.12m) Low-level w/c, wood panelling to walls, sink unit, designer wall mounted radiator, coving to ceiling, ceiling light point.

## UTILITY ROOM

8' 5" x 7' 0" (2.58m x 2.15m) uPVC double glazed door to the rear elevation, storage loft access, High and low fitted units, Belfast Sink, plumbing for washing machine and space for condensing tumble dryer, ceiling light point, designer wall mounted radiator, fitted storage bench.

## KITCHEN/DINER

12' 7" x 11' 10" (3.85m x 3.63m) A range of high and low fitted Country Style kitchen units with contrasting splashback granite worksurfaces and splashback tiling, double Belfast sink with mixer tap, integrated dishwasher, designer radiator, ceiling spotlights, fitted double pantry, Aga oven with over oven extractor fan, plumbing for ice dispensing fridge, Breakfast island with over lighting opening into dining conservatory, stairs to the first floor accommodation.

## CONSERVATORY

11' 6" x 10' 0" (3.53m x 3.06m) uPVC double glazed conservatory with Louvre light fitted blinds, under floor heating, 2 x designer wall mounted radiators, 2 x fitted storage cupboards, uPVC double glazed patio doors providing access to the rear garden.



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## LANDING

Stairs from the ground floor to the first floor accommodation, internal doors, ceiling light points



## MAIN BEDROOM

13' 5" x 13' 0" (4.09m x 3.98m) A generous double bedroom with uPVC double glazed sash window to the front elevation, attractive wood panelling to walls, designer wall mounted radiator, exposed wooden floorboards, comprehensive fitted wardrobes and vanity area to one wall, 2 x ceiling light points.



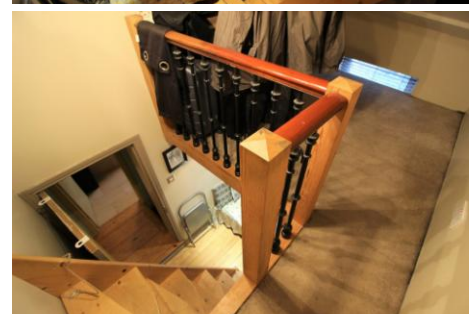
## BEDROOM TWO

11' 7" x 6' 9" (3.55m x 2.06m) A further double bedroom with uPVC double glazed window to the rear elevation with views of the surrounding countryside, wall mounted designer radiator, exposed wooden flooring, ceiling spotlights, paddle stairs to upper mezzanine.



## BEDROOM TWO MEZZANINE

Paddle steps to mezzanine with ceiling light point power points beams to ceiling, apex roof, ideal space for office or bed deck.



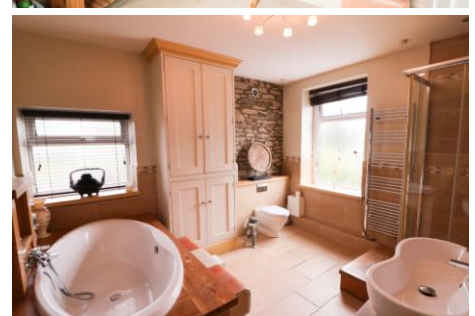
## BEDROOM THREE

13' 3" x 6' 11" (4.04m x 2.12m) Currently used as a home office, uPVC double glazed sash window to the front elevation, fixed staircase to loft room with pitched roof and Velux window, wall mounted designer radiator.



## LOFT ROOM

14' 8" x 12' 10" (4.48m x 3.93m) A spacious loft room with 2 x Velux windows, power points and light point.



## BATHROOM

11' 11" x 9' 8" (3.65m x 2.95m) A spacious and attractive four piece bathroom suite comprising of; w/c, separate shower cubicle, sunken bath and double designer sink. Splashback tiling, ceiling light point, uPVC double glazed windows to the side and rear elevations, attractive exposed stone wall, boiler housing for Worcester combination boiler and under storage, tiled flooring, wall mounted chrome heated towel rail, ceiling spotlights, extractor fan.

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## GARDEN STUDIO FLAT

In addition to the main dwelling is a self contained duplex garden studio flat, set over two levels and is an ideal home office / storage or the perfect retreat for a family member.

## LOUNGE

11' 5" x 10' 6" (3.48m x 3.22m) uPVC double glazed patio entrance doors to lounge area, wall mounted panel radiator, stairs to the first floor bedroom area, exposed beams and pitched roof, ceiling light point, wall mounted TV aerial point, ceiling spotlights, under stair storage, access to the ground floor accommodation.

## OFFICE AND DRESSING AREA

Ceiling spotlights, power points, internal door to shower room.

## SHOWER ROOM

7' 8" x 6' 3" (2.36m x 1.91m) A spacious shower room with a three-piece suite comprising of low-level w/c, sink cabinet unit with mixer tap and shower cubicle with rainfall and handheld shower heads. Ceiling spotlights, ceiling light point, extractor fan, splashback tiling, tiled flooring, shaving point, wall mounted chrome heated towel rail, uPVC double glazed window with blinds to the side elevation.

## MEZZANIE

9' 7" x 7' 6" (2.94m x 2.31m) Space for double bed, storage to eaves, attractive beams, Velux window, wall mounted light point, power points.

## EXTERNAL

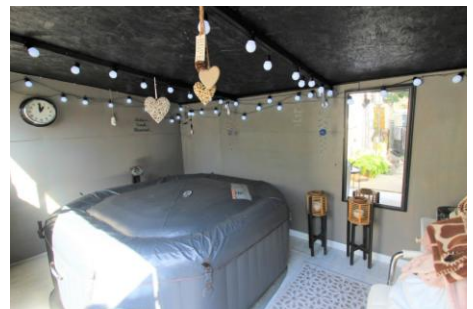
**SIDE** - Gated Vehicular access to driveway and access to a spacious low maintenance side garden which is fully enclosed with spacious patio and astro turfed lawn. officially not on the title deeds, the vendor has enjoyed sole use of this area for a number of years.

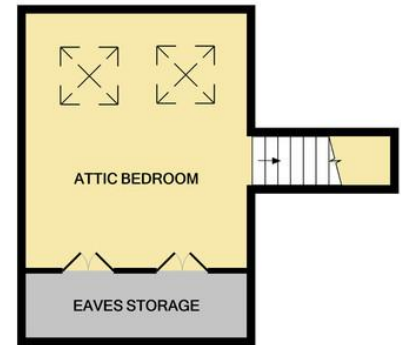
**REAR** - Paved courtyard garden with Garden Bar, Hot Tub Cabin, Storage Shed and Studio Flat.

Tenure - Freehold

Council Tax Band - B

EPC Rate - D





GROUND FLOOR  
APPROX. FLOOR  
AREA 939 SQ.FT.  
(87.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 674 SQ.FT.  
(62.6 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 277 SQ.FT.  
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1889 SQ.FT. (175.5 SQ.M.)

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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#### 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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Company Registration Number 10234493. VAT Registration Number 289737140.