



Back Lane, Glossop, SK13 5HJ

Offers over £750,000

A spacious and truly unique four double bedroom stone-built barn conversion, offering substantial and versatile accommodation. Nestled on a quiet lane with breathtaking panoramic views of the surrounding rolling countryside, this exceptional home combines rural charm with easy access to the desirable village of Charlesworth and nearby amenities.

Bursting with character, the property showcases a wealth of features, including exposed stone walls, high vaulted and beamed ceilings, and thoughtfully designed open plan living spaces that create a warm, inviting, and versatile family home. The first floor is the heart of the property, featuring an impressive open plan kitchen and dining area. The kitchen flows seamlessly into the spacious lounge, where a striking brick chimney breast with a log burner stands proudly, providing a wonderful focal point and cosy ambience. French doors open from the lounge onto a superb terrace and balcony area, offering an exceptional outdoor space perfect for al fresco dining, entertaining, or simply relaxing while enjoying the uninterrupted countryside views.

The ground floor offers four generously sized double bedrooms. The principal bedroom is a luxurious retreat, complete with a beautifully appointed five-piece en-suite bathroom and a dressing room. The second bedroom benefits from its own en-suite shower room and walk-in wardrobe, ideal for guests or independent family members. The remaining bedrooms are equally well-proportioned and served by a stylish family shower room that includes the added luxury of a built-in sauna. A practical utility room completes this floor.

This extraordinary home not only offers spacious and flexible accommodation but also provides a rare opportunity to embrace a tranquil, countryside lifestyle with walks and outdoor pursuits on the doorstep, all while remaining within easy reach of Charlesworth village, Glossop town centre, and excellent transport links to Manchester and beyond.



GROUND FLOOR

Porch

Door to side, door to storage cupboard, door leading to:

Hallway

Two radiators, stairs leading to first floor, door to storage cupboard, doors leading to:

Bedroom 1

15'4" x 13'0" (4.68m x 3.96m)

Two double glazed windows to front, radiator, doors leading to:

En-suite

10'6" x 8'7" (3.21m x 2.62m)

Five piece suite comprising deep freestanding bath, twin vanity wash hand basin, walk-in shower area and low-level WC, tiled walls, tiled floor, heated towel rail.

Dressing Room

7'2" x 8'9" (2.19m x 2.67m)

Bedroom 2

17'3" x 19'3" (5.27m x 5.87m)

Two double glazed windows to front, two radiators, door to walk-in wardrobe, door to storage cupboard, door leading to:

En-suite Shower Room

4'9" x 7'1" (1.44m x 2.17m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC tiled walls, tiled floor, radiator.

Bedroom 3

14'4" x 10'4" (4.37m x 3.15m)

Double glazed window to front, radiator.

Bedroom 4

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

Double glazed window to front, radiator.

Shower Room

8'0" x 7'7" (2.44m x 2.32m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, tiled walls, tiled floor, radiator, sauna.

Utility Room

8'0" x 5'11" (2.44m x 1.80m)

Fitted with a matching range of base and eye-level units with worktop space over, instead sink and mixer tap, plumbing for washing, space for tumble dryer, tiled floor.

FIRST FLOOR

Kitchen/Dining Room

23'5" x 23'5" (7.15m x 7.13m)

Fitted with a matching base and eye level units with worktop space over, matching island unit with storage under and wine fridge, inset double belfast sink with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, three double glazed velux windows to rear, double glazed window to front, two radiators, open plan to:

Lounge

23'5" x 14'2" (7.15m x 4.31m)

Circular double glazed window to side, two double glazed velux windows to front, feature exposed brick chimney with inglenook fireplace and inset log burner, radiator, double glazed French doors leading to:

Terrace

Spacious decked terrace leading to balcony area with stunning long range views.

OUTSIDE

Steps from the terrace lead to a private, lawned garden to the side of the property, ideal for children to play or for enjoying the peaceful surroundings. A double driveway provides off-road parking and is complete with an EV charging point, adding modern convenience to this characterful home. Additionally, a charming stone-built outbuilding sits to the front of the property, offering potential for storage or workshop use.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 236.4 sq. metres (2544.4 sq. feet)

