



Station Road  
Glossop, SK13 1AA

Offers over £525,000



This stunning four-bedroom detached home, known as Station House, was originally built in 1884 and has been thoughtfully extended and redeveloped to blend period character with modern convenience.

Its location is exceptional: with hillside views, direct access onto the Longdendale Trail for countryside walks, and Hadfield train station just a short walk away providing direct commuter services into Manchester. Despite the convenience, the setting is peaceful and private, with no disturbance from passing trains. Local shops, schools, and village amenities are all close by.

The property offers an abundance of versatile living space, including a recently converted cellar, a professionally finished garage/studio, and a year-round conservatory. It's a rare opportunity to enjoy the best of both worlds: rural tranquillity combined with city links right on your doorstep.



**Why Station House?**

Station House offers far more than the average four- bedroom detached: a fully converted cellar, a high quality studio with its own entrance, a year-round conservatory, multiple utility spaces, and hillside views with direct access to beautiful walks. Combined with excellent commuter links into Manchester, it delivers the ideal mix of character, flexibility, and location.

**GROUND FLOOR**

**Entrance Vestibule**

Front door and radiator. Door through to:

**Entrance Hall**

Bright hallway with double glazed window to front, radiator, stairs leading to first floor and to the lower ground floor, access to WC, lounge and kitchen.

**WC**

Two piece suite comprising, vanity wash hand basin and low-level WC. Half tiled walls, radiator, double glazed side window.

**Kitchen** 14'7" x 8'10" (4.44m x 2.69m)  
Modern dual-aspect kitchen fitted with base and wall units and Quartz worktops, inset sink with mixer tap, integrated dishwasher, and space for fridge/freezer and range-style cooker. Double-glazed windows to side and rear. Radiator.

**Hall**  
Radiator, doors leading to:

**Utility** 6'10" x 6'11" (2.09m x 2.10m)  
Base and wall units with worktop space, inset sink and mixer tap, plumbing for washing machine, space for tumble dryer. Double-glazed rear window, radiator and external door to rear.

**Lounge** 13'3" x 13'0" (4.03m x 3.95m)  
Dual-aspect lounge with double-glazed windows to front and side. Feature brick inglenook fireplace with log burner. Open plan into dining room.

**Dining Room** 10'10" x 11'3" (3.30m x 3.43m)  
Radiator, and sliding glazed doors through to conservatory.

**Conservatory** 11'3" x 11'4" (3.43m x 3.45m)

PVC insulated ceiling for year-round use, double-glazed windows to sides, French doors to garden. Radiator.

**LOWER GROUND FLOOR**

**Converted Cellar** 11'5" x 12'2" (3.49m x 3.70m)  
Recently refurbished with modern décor, central heating spotlights, and fire escape window. Previously used as a home office; ideal also as a gym, playroom, or hobby room.

**FIRST FLOOR**

**Landing**  
Spacious with double glazed windows to rear and side, radiator and storage cupboards.

**Bedroom 1** 13'3" x 15'8" (4.03m x 4.77m)  
Double glazed window to front, radiator, fitted wardrobes and overhead storage. Door to:

**En-suite** 6'2" x 11'0" (1.89m x 3.35m)  
Five piece suite comprising twin vanity wash hand basin, shower enclosure, bidet and low-level WC. Heated towel rail, radiator, tiled walls, side window.

**Bedroom 2** 9'10" x 12'6" (2.99m x 3.80m)  
Front window, radiator, fitted wardrobes.

**Bedroom 3** 12'10" x 11'1" (3.90m x 3.38m)  
Double glazed windows to side, and front, radiator.

**Bedroom 4** 10'0" x 8'0" (3.05m x 2.44m)  
Side window, radiator.

**Laundry Room** 5'7" x 7'11" (1.71m x 2.41m)  
Plumbing and space for washer and dryer. Side window, radiator.

**Bathroom** 10'4" x 8'10" (3.15m x 2.68m)  
Four piece suite with roll-top bath on claw feet, vanity wash hand basin, walk-in shower and WC. Tiled walls, heated towel rail, side window.

**OUTSIDE**

**Front**  
Approached through electric sliding wrought-iron gates with stone-walled boundary. Sweeping driveway provides secure parking for up to five vehicles.

**Garage / Studio** 12'10" x 19'1" (3.90m x 5.82m)  
Professionally converted with underfloor heating, modern finishes, and separate private entrance - perfect as a studio, office or home business base.

**Store Room** 8'1" x 15'6" (2.46m x 4.72m)  
Accessed from the garden, versatile storage or workshop use.

**Garden**  
Private and enclosed with paved patio, steps up to lawn, mature hedging and trees, hillside views and access to store room.

**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.

**WWW.HOMEEA.CO.UK**

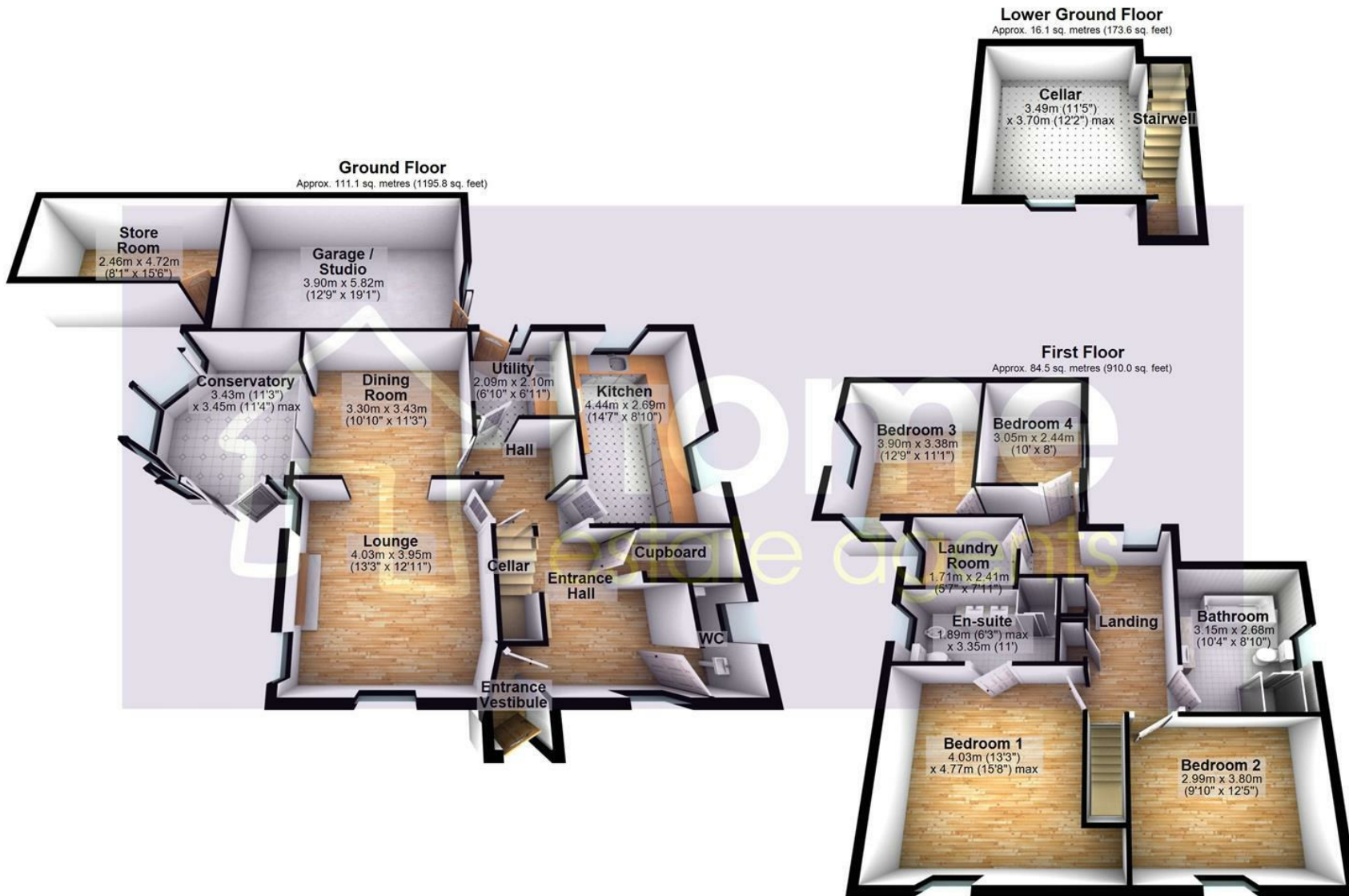












Total area: approx. 211.8 sq. metres (2279.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC