

GLOSSOP Farmhouse

DETAILED SPECIFICATIONS

DOWNSTAIRS – MAIN HOUSE

PORCH, HALL

KITCHEN/DINING ROOM

Oak dining table and chairs, plus two small tables – seating 12 at one sitting. Kitchen equipment includes electric AGA, separate fan oven and ceramic hob, dishwasher, fridge, Belfast sink, extractor fan, stereo system, granite/wood worktop, multi fuel burner.

SITTING ROOM

Inglenook fireplace with multi fuel burner, TV, video and DVD player, comfortable 3 – seater sofa and 2 wicker armchairs, desk, window seat.

SNUG/STUDY/OFFICE

TV, DVD, desk, well-stocked bookshelves.

UTILITY ROOM

Under floor heating, double dog bed, washing machine, tumble drier, cupboards, provision for gumboots and coats.

UPSTAIRS – MAIN HOUSE

BEDROOM 1 : Double bed (6'), fitted cupboards. En-suite with bath, shower fitting, WC, basin, heated towel rail.

BEDROOM 2 : Double/Twin beds (zip and link), fitted cupboards.

BEDROOM 3 : Twin beds, fitted cupboards.

BEDROOM 4 : Twin beds, fitted cupboards.

MAIN BATHROOM : Large bath with shower fitting, feature hand basin, WC, airing cupboard.

WC : Additional separate WC with hand basin.

DOWNSTAIRS – ANNEXE BARN CONVERSION

BEDROOM 5 : Double bed, fitted cupboards. En-suite, bath with shower fitting, WC, wash basin, heated towel rail.

BEDROOM 6 : Bunk beds, TV, DVD, video, sitting area, oak floor, French windows onto courtyard.

WET ROOM : Luxury tiled wet room, shower and screen, WC, hand basin, heated towel rail, door opens to courtyard.

WENDY HOUSE : Rocking horse, toy-play area, easily converts to **SPARE BEDROOM**.

UPSTAIRS – ANNEXE BARN CONVERSION

STUDIO : External stone staircase leading to large studio with stage, easels, granite Belfast sink, cupboards, oak floor, dimmer lights.

COURTYARD

With teak furniture to seat 12, formed garden area. Separate garage other side of the lane for storage, logs etc.

11 Acres of own land – adjoining property to North and East.