
1 Sunlaws Street, Glossop
Glossop
£795,000
GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

1 Sunlaws Street

Glossop

Stunning four-bed Victorian former school house with four receptions, large kitchen, basement, garage, and mature grounds. Original features. Close to Glossop town centre and local amenities.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- A Stunning Example of Victorian Architecture
- A Detached Period Residence Set in Generous Mature Grounds
- Driveway Parking for Multiple Vehicles, Garage/Workshop and Laundry/Storage Room
- Large Hallway, Porch, Cloakroom with WC, and Basement
- Four Separate Reception Rooms and Kitchen
- Four Double Bedrooms, Dressing Room with En-Suite and Separate Bathroom
- Landing and Half-Landing with Original Stained Glass Picture Window
- Mature Private and Spacious Gardens With Grassed Lawns, Patio Seating and Water Feature
- Easy Access into Glossop Town Centre and Local Amenities
- Relationship Between Grounds, Property and Proximity to the Town Can Only Be Fully Appreciated Upon Viewing











Offered for sale with no onward chain, this substantial and highly individual stone-built Victorian residence, occupies generous and mature grounds in an exceptionally convenient position within easy walking distance of Glossop town centre. Offering in excess of 2,800 sq ft of characterful and versatile accommodation, this impressive four/five bedroom detached home combines the proportions and architectural detail of a period property with the space and practicality required for modern family living.

Believed to date from circa 1857 and to have been built by Francis Sumner, owner of the historic Wren Nest Mill, the property has an interesting local provenance, with a selection of historical records accompanying the house. Its heritage remains immediately apparent on entering, with an abundance of original and period features including decorative ceiling cornicing, deep skirting boards, sash windows with timber shutters, ornate architraves, solid wood doors and original tiled flooring.

An entrance vestibule opens into an impressive reception hallway, providing an appropriate introduction to the scale and character found throughout the house. The ground floor offers an exceptional degree of flexibility, with four separate reception rooms capable of adapting to the changing requirements of family life, including permanent or casual bedroom spaces.

The principal living room is a particularly inviting space, enjoying dual-aspect windows overlooking the gardens and a feature fireplace housing a Dunsley wood-burning stove. A second reception room, currently used as a dining room, provides another attractive entertaining space with its own fireplace and Coalbrookdale wood burner, together with direct access to the garden.

A further substantial reception room provides an impressive additional living or dining space, distinguished by its vaulted ceiling, Scandinavian wood-burning stove and views across the grounds, with doors opening directly outside and creating an excellent connection between the house and gardens. The fourth reception room offers further versatility and would work equally well as a study, home office, playroom or occasional fourth or fifth bedroom.

The kitchen provides generous workspace and built-in storage. This rustic style arrangement features low level and eye level shelving, an original floor to ceiling pantry style cupboard and solid wood worktops that incorporates a Belfast style sink with mixer tap. There is a large range oven inset to where an old stove would have originally been situated, a separate electric oven and plumbing for a dishwasher, whilst a stone paved floor and a traditional ceiling mounted clothes maiden round off the traditional feel effortlessly. A cloakroom/WC completes the principal accommodation at this level and also provides access to the substantial cellar, offering excellent additional storage.

The first floor is approached via an attractive staircase, landing and half-landing, where an original stained-glass picture window provides a striking focal point and floods the space with natural light.

There are three main well-proportioned bedrooms, all of which generous double rooms, together with a family bathroom and an additional bedroom with en-suite shower room that could also serve as a dressing room. Period character continues throughout this level, while the bathrooms incorporate traditional touches including a cast-iron freestanding bath and further contemporary fixtures and fittings.

The setting is an important part of the property's appeal. Generous, established gardens surround the house and provide an excellent degree of privacy considering its central location. Mature planting, lawned areas, versatile seating areas and a pond create an attractive backdrop to the property, while the driveway provides extensive off-road parking for several vehicles. A substantial garage/workshop offers valuable additional space, complemented by further utility and storage facilities.

It is the combination of the house, its grounds and its remarkably convenient position that makes this such an attractive opportunity. Properties of this scale and character are rarely found within such easy reach of Glossop town centre, allowing the owners to enjoy a mature and private setting while remaining within walking distance of shops, cafés, supermarkets, schools and everyday amenities.

Glossop railway station is also readily accessible and provides direct services to Manchester Piccadilly, making the property particularly well placed for those commuting into the city. At the same time, the surrounding Peak District countryside, Manor Park, Howard Park and the area's extensive network of walks and outdoor spaces are all close at hand.

With more than 2,800 sq ft of accommodation, four versatile reception rooms, adaptable bedroom spaces, extensive period detailing and generous mature grounds, this is a home of genuine scale, history and individuality. Its combination of Victorian character, family-sized accommodation, privacy and town-centre convenience is particularly difficult to replicate and is best appreciated by viewing.









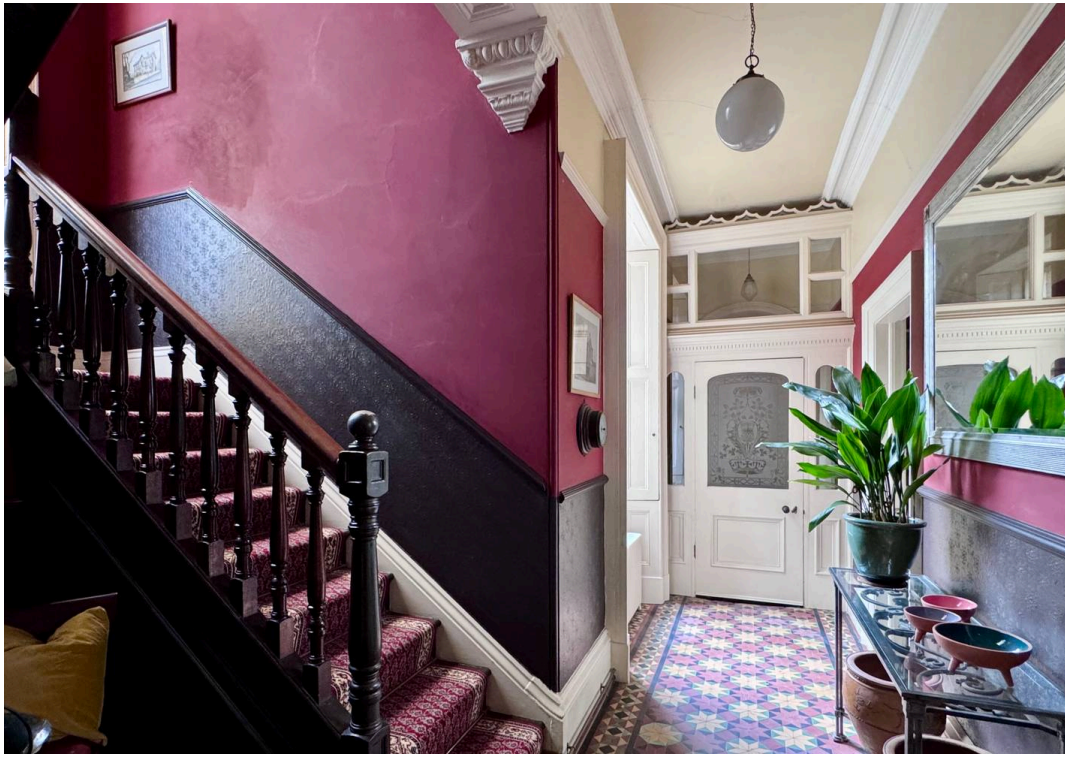




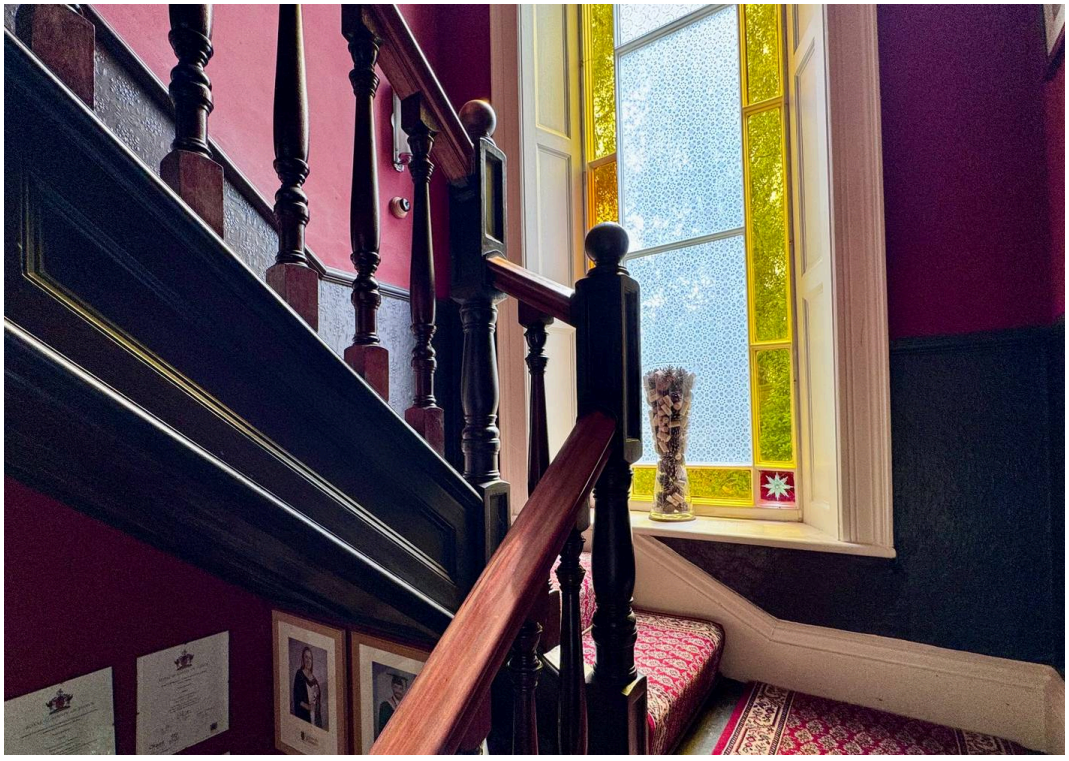



GARRICK
LONDON


















ROVER



















Total floor area 262.7 sq.m. (2,828 sq.ft.) approx

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Gascoigne Halman Glossop

26 High Street West, Glossop - SK13 8BH

01457 604244 • glossop@gascoignehalman.co.uk • www.gascoignehalman.co.uk/