



26 Springmeadow  
Charlesworth



**26 Springmeadow  
Charlesworth  
Glossop  
Derbyshire  
SK13 5HP**



**4**



**3**



**1**



**3.63 ac**



**C**

26 Springmeadow presents a truly unique opportunity to acquire a detached four-bedroom dwelling together with adjoining paddocks and stables extending to approximately 3.63 acres (1.47 hectares). The property boasts a highly accessible location within the village of Charlesworth, close to amenities, and will lend itself to those with equestrian, hobby farming, and lifestyle interests who wish to have the convenience of village life.

**For Sale by Private Treaty.**

**Guide Price: £650,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



## 26 Springmeadow

### Location:

26 Springmeadow situates to the north of the village of Charlesworth, where a wide array of amenities can be found including public houses, a primary school, Churches, and convenience stores. The town of Glossop sits just 2.50 miles to the east, where a much wider range of amenities can be found including a train station, secondary schools, high street shops, restaurants, and medical centres. Further nearby towns include: Marple to the southwest (4.5 miles), New Mills to the south (5.4 miles), and Stockport to the southwest (9.5 miles). Manchester city centre sits just 12 miles to the west, offering further shopping, dining, and transport connections, with Manchester airport just 20 miles to the southwest. The property situates near to the popular Peak District National Park, where a breadth of walking routes can be found, along with nature trails and scenic viewpoints ideal for outdoor pursuits.

### Description:

26 Springmeadow presents an exciting opportunity to acquire a country property, boasting a highly accessible location within the village of Charlesworth, on the edge of the Peak District National Park. The property briefly comprises a spacious, detached four-bedroom dwelling, a detached double garage, a timber stable block, extensive lawned gardens, and adjoining grassland paddocks all together extending to approximately 3.63 acres (1.47 hectares).

The property will appeal to those with equestrian, hobby farming, and amenity interests, as well as those seeking village life.

The sale offers a truly unique opportunity to acquire a 'rural' property in a highly accessible village location, with great commuting links to Manchester, other transport links, and a variety of amenities.

### Directions:

From the centre of Glossop, head west along High Street. At the traffic lights, bear left onto Glossop Road A626, signposted for Marple. Follow the road for just over 1 mile, before turning right onto Springmeadow cul-de-sac. The property can be found at the end, straight ahead, indicated by our 'For Sale' board.

What3Words://vibe.yield.erupts

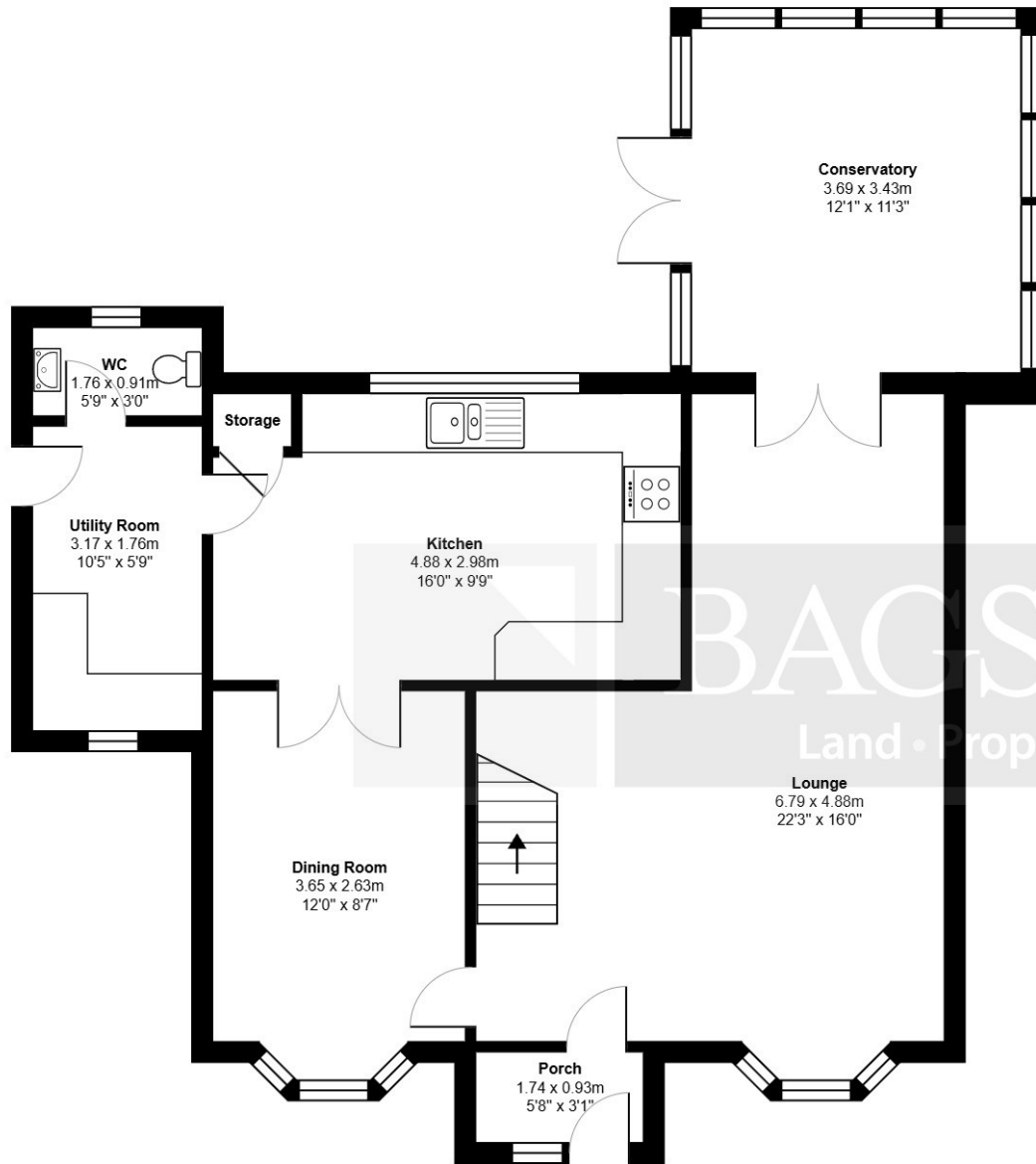
# Accommodation

26 Springmeadow presents accommodation across two floors, requiring some internal modernisation allowing a purchaser to decorate to their own taste, but with great potential and a spacious layout.

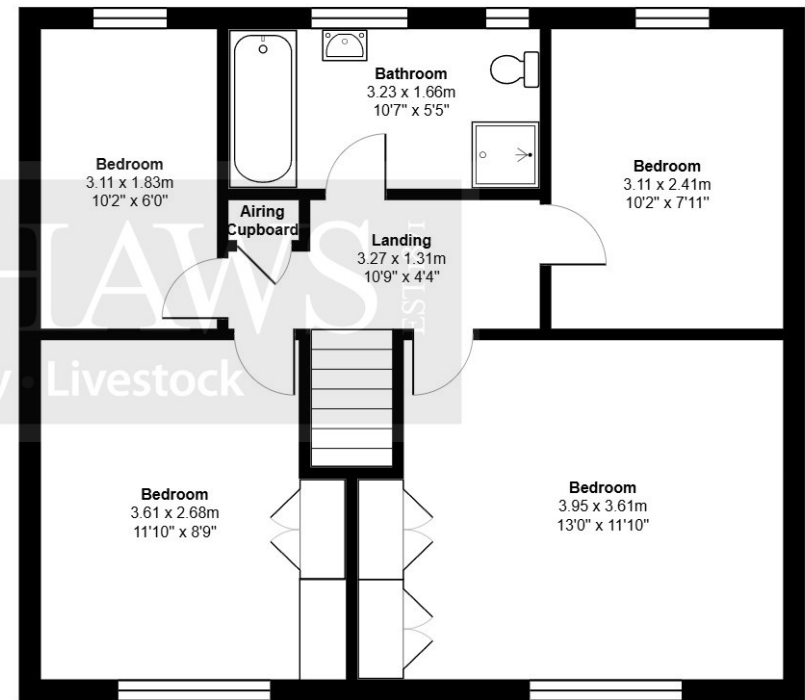
Welcomed through an entrance porch, the ground floor presents a spacious lounge with an electric fireplace and bay window overlooking the front lawns, with stairs up to the first floor. Off the lounge, a conservatory presents a pleasant space to sit and enjoy the rural outlook, with patio doors opening into the garden. A dining room sits to the front of the dwelling, with glass panelled doors through to the kitchen, offering fitted units and a private outlook. A useful utility room sits to the side of the dwelling, with a separate cloakroom and w/c, boasting an external side door.

From the landing, the first floor offers three good-sized double bedrooms, and a fourth single bedroom. A family bathroom hosts a bath, shower, w/c, and basin, with views across the garden and paddocks to the rear. The accommodation offers a flexible layout, perfect for family living with open plan spaces, and allowing a purchaser to adapt and tailor to their preference.





**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only





## Externally

The property boasts a generous plot, with extensive lawned gardens lying to the front and rear of the dwelling, with mature hedgerow boundaries and the benefit of a greenhouse. A patio area lays to the rear, with far-reaching views across the adjoining paddocks and lawns, offering plentiful space to enjoy secluded outside seating and dining.

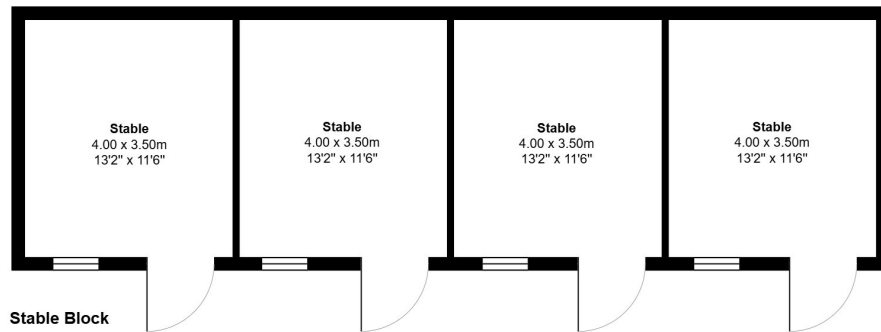
A detached double garage sits adjacent to the dwelling, offering undercover parking and/or general storage spaces, with a private driveway to the front presenting parking for multiple vehicles.



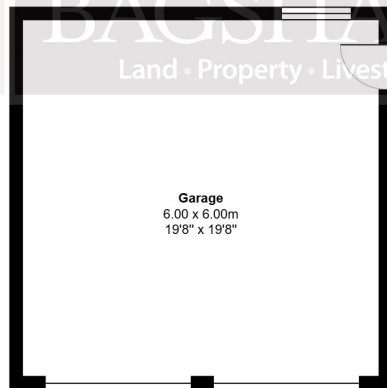
# Land and Stables

The property boasts approximately 3.29 acres of adjoining grassland paddocks and stables located to the rear of the gardens. The paddocks are all down to grass, suitable for both mowing and grazing of horses and livestock. The land is fenced partially post and rail and partially post and wire. Access to the land is via the garden only.

The timber stables are slightly aged, yet are functional and them being in situ holds weight should somebody wish to replace them or erect further outbuildings (subject to planning permissions). The land is perfectly suited to those with equestrian, hobby farming, and/or amenity interests being of a manageable acreage and laying flat.



Stable Block



Garage





# General Information

## Services:

The property benefits from mains water, electricity, drainage, and gas-fired central heating.

## Overage Clause:

The land will be subject to an overage clause of 20% for a period of 25 years on any uplift in value arising for any development aside from agricultural/equestrian use. For the avoidance of doubt this would not include altering, extending or replacing of the dwelling house together with any existing or associated outbuildings serving the dwelling

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Mineral and Timber Rights:

It is understood that these are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

**Council Tax Band:** E **EPC Rating:** C

## Vendor's Solicitors:

Davis Blank Furnish, 10 Ellison Street, Glossop, Derbyshire SK13 8BZ

## Local Authority:

High Peak Borough Council, Municipal Buildings, Market Place, Glossop, Derbyshire SK13 8AF

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

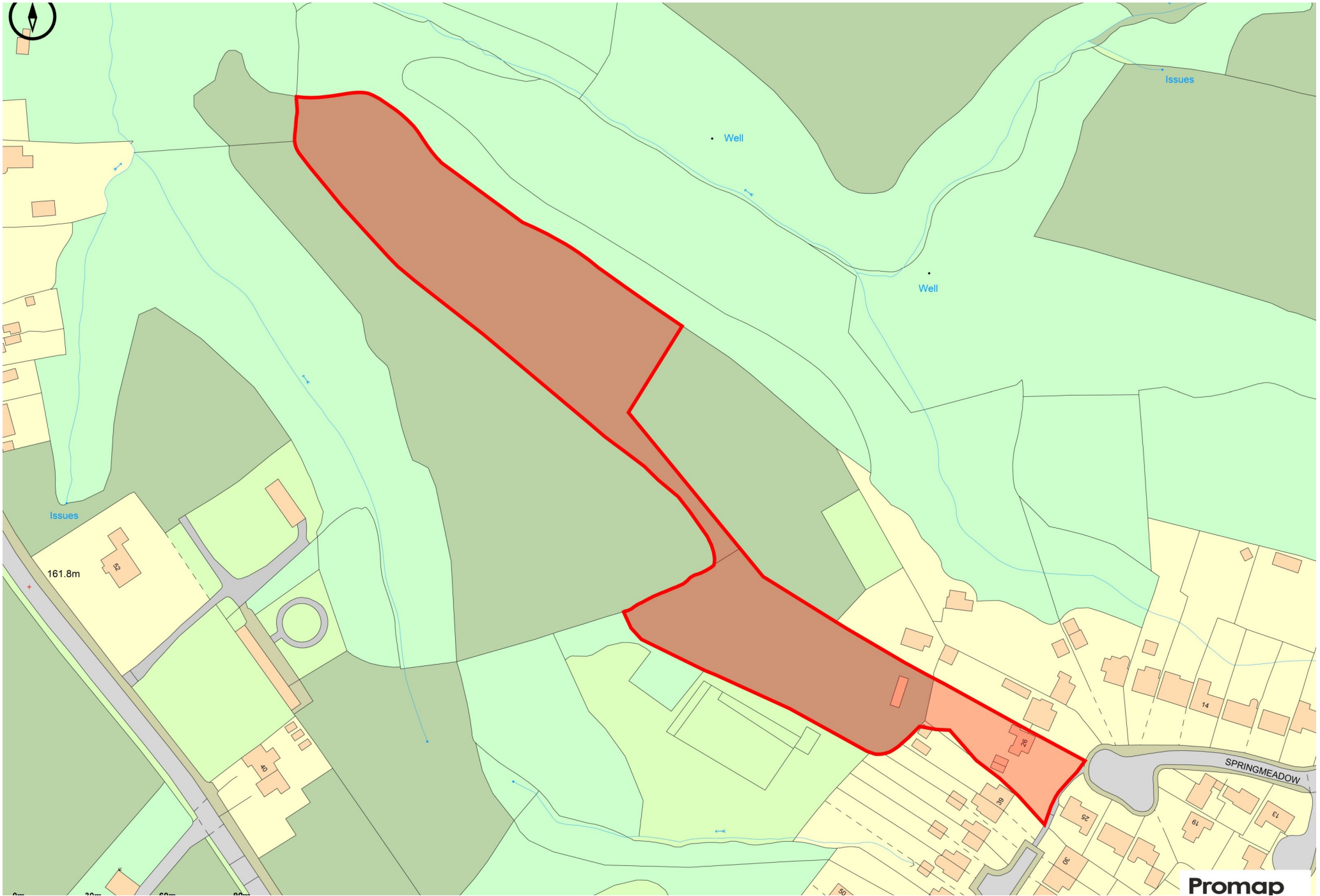
## Method of Sale:

The property will be offered for sale by private treaty.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

**Agents Note;** Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : bakewell@bagshaws.com

[www.bagshaws.com](http://www.bagshaws.com)

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811



RICS



CAAV

