



Howard Cottage

Charlesworth, Glossop



Howard Cottage
Woodseats Lane
Charlesworth
Glossop
SK13 5DR



4



2



2



9.31 ac



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Howard Cottage offers a rare opportunity to acquire a traditional cottage together with equestrian facilities including a stable block, various storage rooms, a manège and set upon approximately 9.31 acres (3.77 hectares). The property boasts an attractive location in Charlesworth, with popularity due to its surrounding open countryside whilst remaining within commuting distance to market towns of Glossop and Stockport. This property offers an excellent opportunity to those with equestrian or smallholder interest.

For Sale by Private Treaty

Guide Price:

£875,000



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Accommodation:

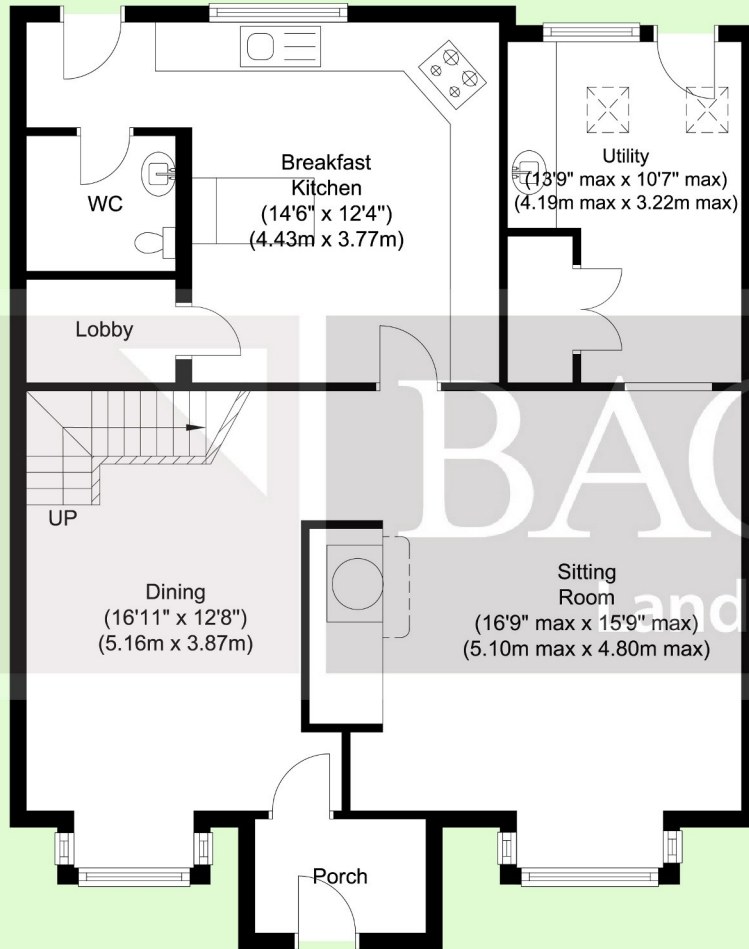
Howard Cottage presents tasteful and characterful features throughout with well-presented accommodation across two floors, providing ample space for family-living.

Entering the property from the rear door into an entrance porch to a spacious kitchen which offers a bright space with bespoke fitted units and a central island, topped with an oak surface, and a pantry area to the side provides ample storage space. Leading from the kitchen into a large living which presents a charming fireplace hosting a log burner, exposed beams and dual aspect windows. The sitting room provides access to a rear utility/ further bedroom with a wet room w/c and hand wash basin, offering flexibility in its uses. Leading back from the living room presents a dining room with ample space for family entertainment, leading to the front doorway and porch area providing access to the outside space and equestrian facilities.

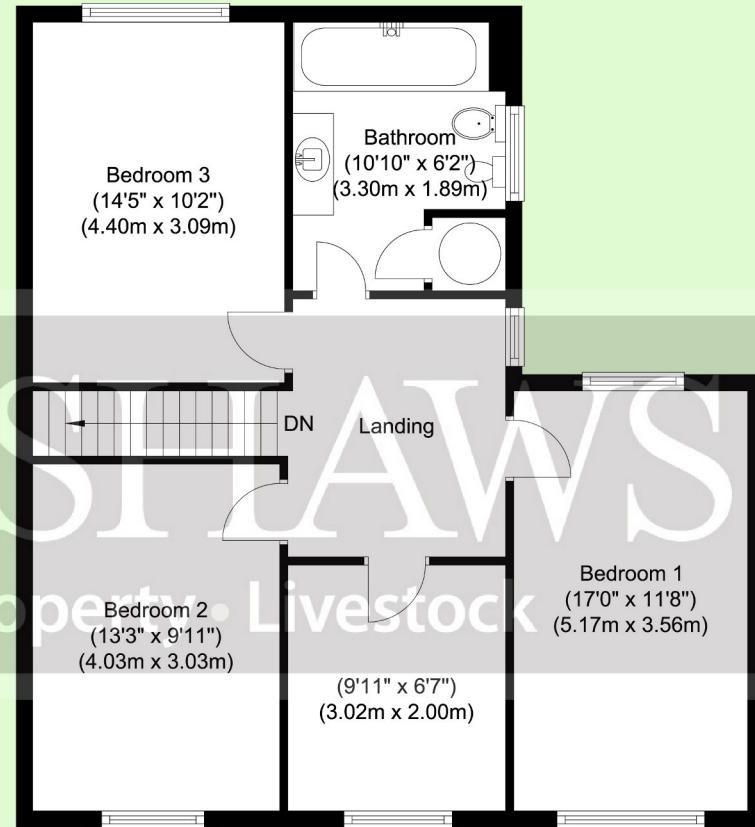
A set of stairs lead to the first floor providing three bedrooms with breathtaking views over the surrounding countryside, with a landing leading to a further single bedroom/ study room and a large family bathroom.



Ground Floor



First Floor



Howard Cottage, Woodseats Lane, Charlesworth, Glossop SK13 5DR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First





Externally:

The property benefits from a spacious garden to the front which is well established and has mature shrubs and well maintained flower beds with ample space for further planting, perfect for buyers who are 'green fingered' and wanting a country lifestyle. A spacious patio area situated to the front of the property, offering a pleasant area for outside dining and stunning countryside views. A garden path links the dwelling to a stable block and manège, offering an excellent opportunity for buyers in the equestrian market to have only a short walk between home and stables. Externally, to the rear of the property there is a hardcore driveway providing ample space for two vehicles.

Land:

Howard Cottage offers grassland, divided into multiple paddocks, accessible from the main yard and Woodseats Lane. The paddocks are bounded by mature hedgerows and stock and post and rail fencing, and provide grazing for all types of livestock and/or horses, with the potential to mow some. An access track runs through the yard to allow access to the fields to the west of the block. The land surrounds the property totals to approximately 6.62 acres (2.68 hectares) and an additional block of land to the northern boundary extends to 2.69 acres (1.08 hectares) access off Woodseats Lane, suitable for both grazing and mowing purposes.

Manège:

A 40m x 20m outdoor manège sits adjacent to the stables, with a rubber surface, bordered by post and rail, with training mirrors and flood lighting.

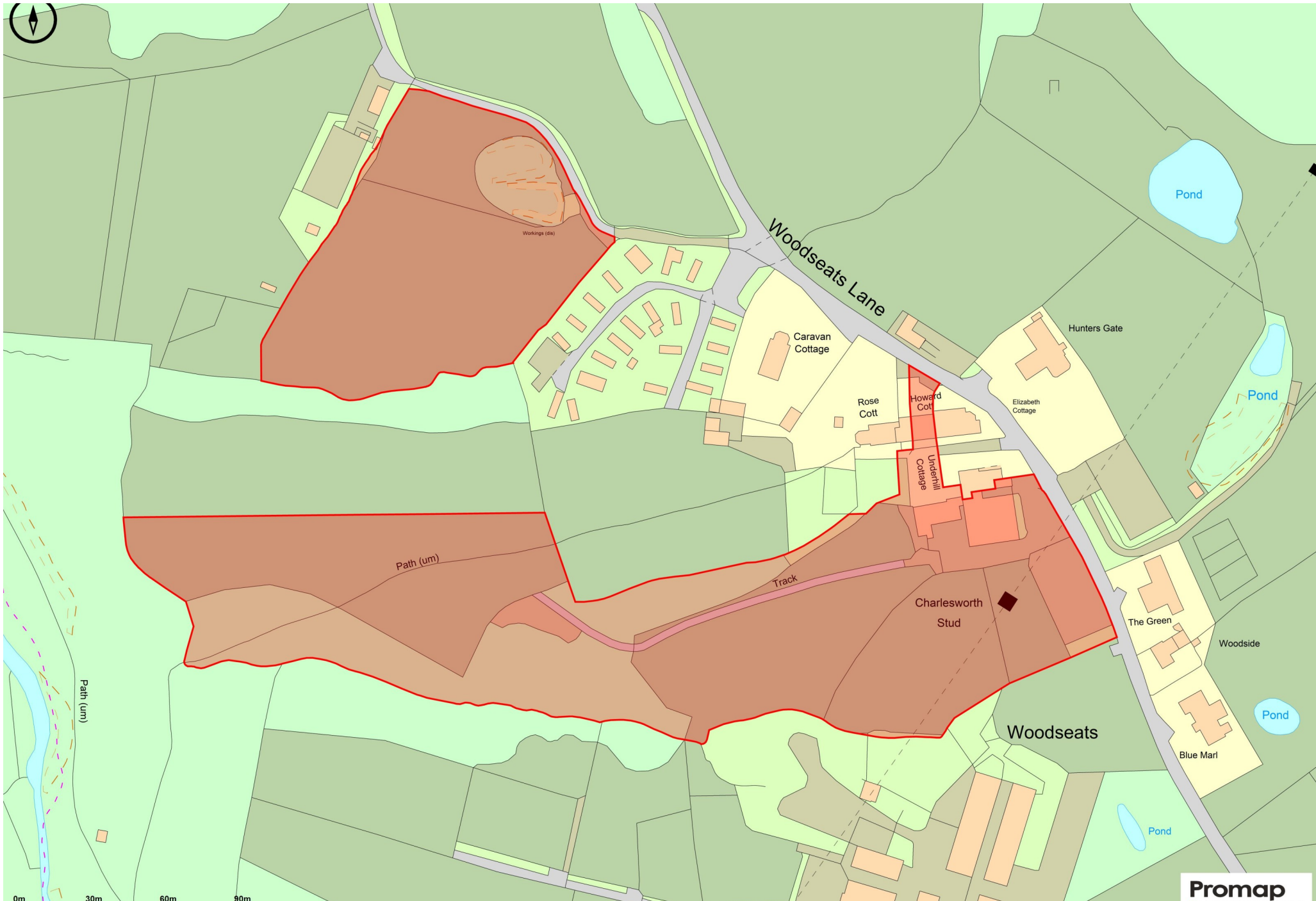




Outbuildings and Stables:

Howard Cottage offers a range of stabling and outbuildings known as the Charlesworth Stud, perfect for those with equestrian interest. Situated to the rear of the house, the buildings briefly comprise a steel portal framed building with internal stabling comprising 16 internal boxes, various tack rooms with hay loft, kitchen area, work room and horse drying area. The stable building is flexible in its use and suitability to a range of interest, subject to the necessary planning consents. A spacious concrete yard area links the stable block to a 20m x 40m manege at the rear elevation of the farmstead, offering an excellent opportunity for buyers in the equestrian market. In addition, there are two larger internal garages with another stable/hay store to the rear and a tractor/trailer store which could be versatile in its use as a workshop or storage. At the rear there is also a concrete muck heap area, easily accessible by tractor via the yard.







General Information

Services:

The property benefits from mains water, electricity, and gas, with private drainage via a septic tank serving the adjoining houses. The property has a gas fired boiler, as well as a multi-fuel stove. There are an array solar panels to the south facing roof providing sufficient electricity and a income.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

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

Timber and Sporting 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, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. The property has the benefit of a right of way over the adjoining property. A public footpath crosses the front of the property and a second crosses the land. There is an over head electricity line crossing the land.

Restrictive Covenant:

We understand there is a covenant stopping the house being used for business purposes. This does not included the stables and yard area.

Council Tax Band: F

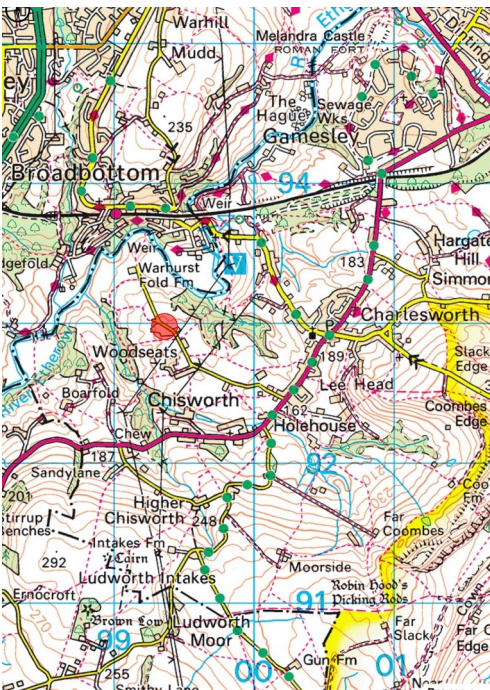
EPC Rating: C

Local Authority:

High Peak Borough Council

Method of Sale:

The property will be offered for sale by private treaty.



Agents Notes:

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.

Viewing:

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



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