





Features

- Detached Country Home
- Large Grounds
- Four Bedrooms & En-Suite
- EPC C & Council Tax E
- Three Reception Rooms
- Integral Double Garage

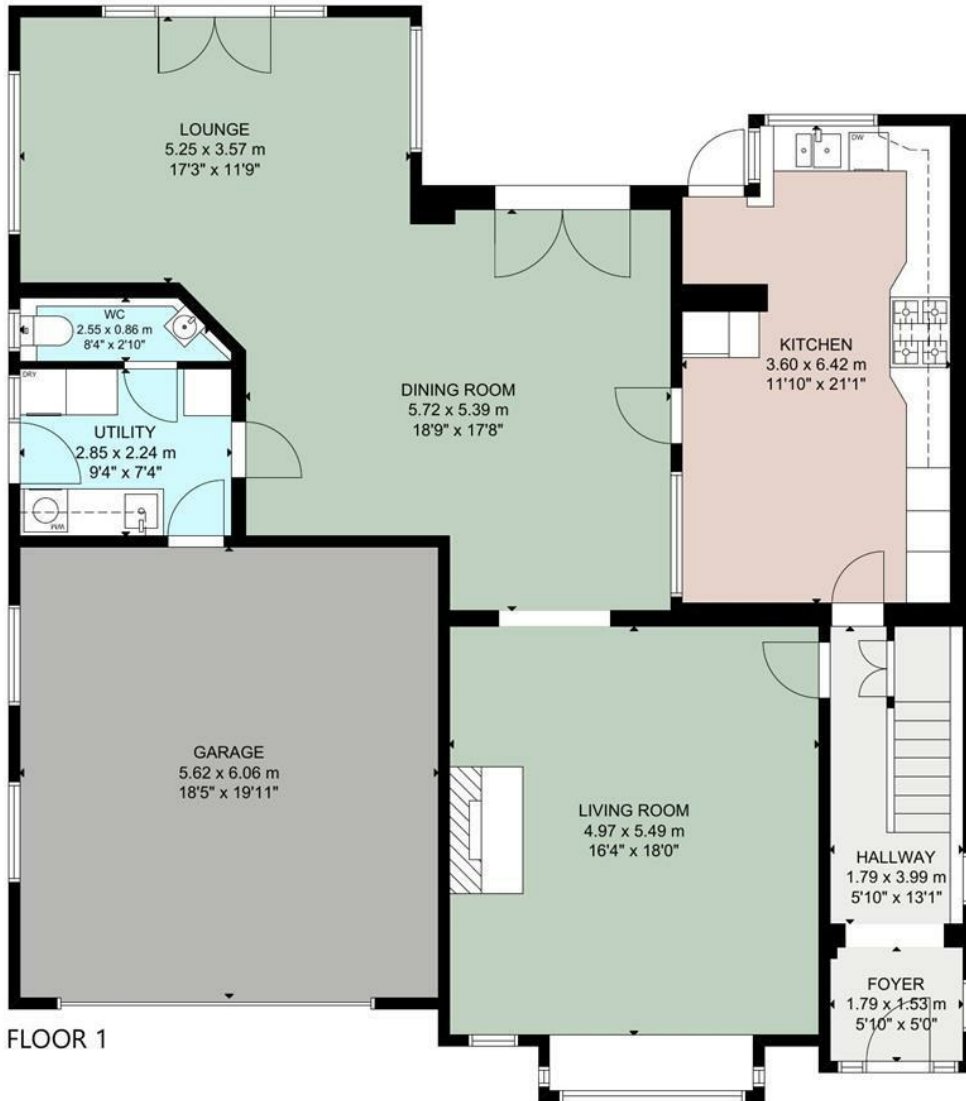
**** SEE OUR 3D INTERACTIVE VIRTUAL TOUR **** An individually built detached family house, offering immaculately presented and extended living space, all within a secluded setting, with large mature gardens and all enjoying far reaching country views over the adjoining farmland. Briefly comprising an entrance hall, front living room, dining room and lounge, a fitted breakfast kitchen, utility room and downstairs wc. Upstairs the landing leads to a master bedroom with its own balcony and ensuite shower room, three further bedrooms and a bathroom with shower. An electric gated driveway leads to the integral double garage and the extensive grounds include a private patio area with large fish pond, a vegetable garden, large greenhouse and a detached summer house. Energy Rating C



DIRECTIONS: From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left into Glossop Road, continue up the hill and turn right into Cottage Lane and follow the road round into Melandra Castle Road. Just after passing Grassmoor Crescent on the left, turn right down a farm track and the property can be found after a short distance on the right hand side.







GROSS INTERNAL AREA
 TOTAL: 206 m²/2,219 sq ft
 FLOOR 1: 120 m²/1,295 sq ft, FLOOR 2: 86 m²/924 sq ft
 EXCLUDED AREA: GARAGE: 34 m²/367 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Melandra Farm | Glossop | Lower Gamesley



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



JORDAN FISHWICK
EXCLUSIVE

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