





£1,275,000



## Features

- Magnificent Victorian Detached Villa
- Upto Six Bedrooms arranged Over Four Floors
- Four Bathrooms
- EPC D & Council Tax G
- 28ft Orangery, Gym & Bar Area
- Private Grounds
- Detached Tandem Double Garage

**\*\* SEE OUR VIDEO TOUR \*\*** Set within large grounds, a magnificent Victorian detached villa, forming part of Glossop's most exclusive residential area and the Howard Park Conservation Area, offering extensive family living space all arranged over four floors. Briefly the property features an impressive entrance hall, two reception rooms both with feature fireplaces, a stunning 28ft Orangery, home office/study, sunroom/conservatory and on a lower level, a fitted breakfast kitchen with granite tops and range cooker, a side porch and downstairs wc. The lower ground floor includes a former billiard room now converted to a gym with bar area, there is also a sixth bedroom and a utility room. Continuing upstairs, there are three first floor bedroom, two with their own en-suite shower rooms and the main family bathroom with a freestanding bath and separate shower. On the top floor, there is a games room with a Juliet balcony taking in the views, two further bedrooms and a modern bathroom. In-out driveway leading to a detached 32 ft tandem garage and private South Westerly facing gardens including a large patio area ideal for those balmy summer months. Energy Rating



\* Howard Park Conservation Area

\* Freehold

From our office on High Street West proceed in a Westerly direction and at the first set of traffic lights turn right onto Arundel Street. Proceed up the hill and turn left immediately after the railway bridge onto North Road. Continue up the hill, through the cross roads with Talbot/Dinting Road and Hillside can be found on the left hand side



LOWER GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.

GROUND FLOOR  
2034 sq.ft. (189.9 sq.m.) approx.

1ST FLOOR  
766 sq.ft. (71.1 sq.m.) approx.

2ND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 4273 sq.ft. (397.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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.