



West Bank House, West Bank, Winster

Matlock, DE4 2DQ

A stunning Grade II Listed five bedroomed family home beautifully positioned in the picturesque village of Winster, with delightful rear garden and double garage/workshop. Occupying a convenient location close to village amenities, this substantial family home has accommodation arranged over three floors with stunning period charm and original features.

A panelled front door opens to the sitting room with front facing sash windows, original inglenook with Clearview stove and stained and leaded window. The adjoining reception room is a formal dining room with two front facing sash windows, stone built fireplace, high ceilings and solid wood flooring.

At the heart of the property is a farmhouse style kitchen with space for dining table and chairs and fireplace with living flame gas stove. The kitchen features a range of panelled units with granite work tops and extensive work top space incorporating sink and drainer and space for under counter dishwasher and fridge freezer. At the heart of the kitchen is a six burner range cooker with extractor hood over and kitchen island. Accessed from the kitchen is the pantry/utility room with further unit storage, sink and drainer and space for washing machine and tumble dryer. A door from the kitchen provides access to the garden.



- Grade II Listed five bedroomed family home in the village of Winster
- Farmhouse kitchen with island and range cooker
- Five double bedrooms, two with en-suite
- Tenure: Freehold. Council Tax Band: E

- Stunning private garden
- Utility room and pantry
- Family bathroom and separate WC

- Double garage/workshop and cobbled driveway
- Two generous reception rooms
- Many attractive features including original fireplaces & sash windows



An oak latched door off the kitchen leads to a rear hallway with original fireplace, cloakroom/WC and quarry tiled flooring. A further door opens to the garden.

Stairs lead to a first floor half landing with access to the family bathroom comprising low flush WC, pedestal wash basin, bath with shower over and chrome heated towel rail. Accessed off the landing is a further WC and wash basin.

At first floor level a landing leads to three double bedrooms. The master bedroom is a spacious double bedroom with extensive fitted wardrobes and pleasant garden aspect. The en-suite comprises low flush WC, pedestal wash basin, bath with shower over and heated towel rail. Bedroom two is a lovely double bedroom with two sash windows, feature oval window, high ceilings and cupboard with wash basin. Bedroom three is a generous double bedroom with fitted storage and two front facing sash windows overlooking West Bank towards the church.

Two sets of stairs provide access to the second floor. The staircase to the left leads to bedroom four with adjoining en-suite shower room. Bedroom four is a double bedroom with window light overlooking the garden and exposed beams and trusses. Bedroom five is a further double bedroom and features fitted storage and rear facing window light. An adjoining box room offers further storage.

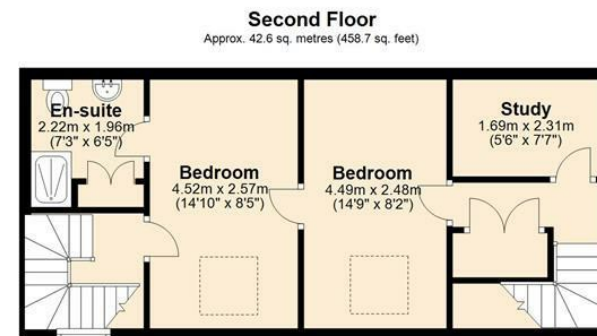
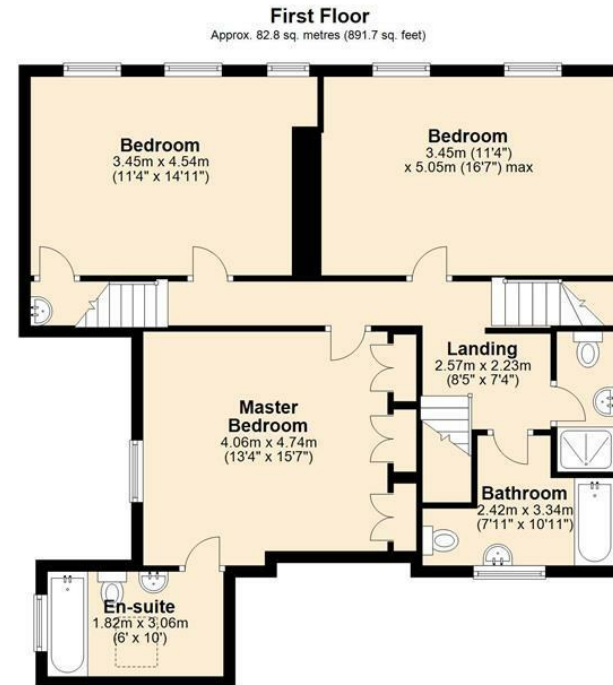
Outside, to the rear of the property is a delightful cottage garden featuring lawn, deep floral borders, patio areas and pond. The garden has various patio terraces, three stone-built sheds and a timber summerhouse.

Adjoining the property is a substantial double garage/workshop with solid wood doors and cobbled driveway access. This versatile space fits two small vehicles and is ideal for storage. There is a flying freehold above the garage.









Total area: approx. 252.0 sq. metres (2712.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.