



Woodbine Cottage, East Bank

Winster, DE4 2DT

A three bedroomed detached stone built cottage, beautifully positioned in the village of Winster benefitting from easily maintained garden, wonderful views and off-road parking for one vehicle. Occupying an elevated position on East Bank overlooking the village and with easy access to local footpaths and open countryside, this beautifully refurbished home has accommodation arranged over two floors.

A composite front door opens to a dining kitchen with front facing aspect. The kitchen features a range of panelled units with worktop space, incorporating Butler sink, four burner hob and oven. A separate part of the kitchen has a barrel-arched ceiling with further unit storage and space for fridge/freezer and microwave. The sitting room has a pleasant view across the village and the focal point is provided by a cast iron solid fuel stove set upon a stone hearth.

Stairs rise to the first-floor landing with access



- Three bedroomed detached cottage in the village of Winster
- Family bathroom
- UPVC double glazing
- Offered to the market with no onward chain
- Sitting room with cast iron stove
- Three double bedrooms
- Off road parking for one vehicle
- Dining kitchen
- Exceptional views across the village
- Successful holiday cottage with 5* reviews



to all rooms. Bedroom one is a double bedroom with front facing aspect, decorative panelling and fitted storage. Bedroom two is a double bedroom with fitted storage and lovely view across the village. Bedroom three is double bedroom with door providing access to access to the rear of the property. A family bathroom completes the accommodation with low flush W/C, pedestal washbasin, roll top bath, shower enclosure with matt black fittings and a matt black heated towel rail.

Outside, to the rear of the property is driveway parking for one vehicle and seating area at the side of the property.

At the front of the property is an easily maintained patio garden bound by dwarf stone walling and with separate gravel garden. From the front of the property there are exceptional views across the village and local countryside.

TENURE - Freehold

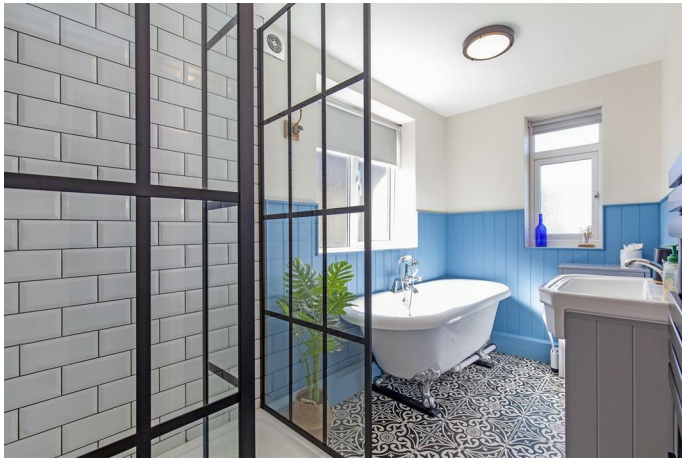
SERVICES - All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

EPC RATING - Current 56D / Potential 86B

COUNCIL TAX - Band D

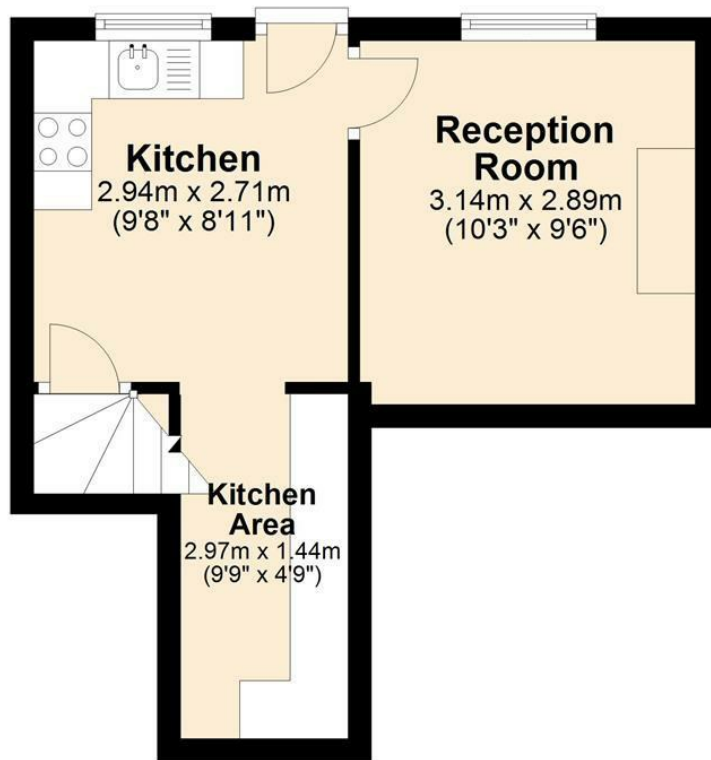






Ground Floor

Approx. 23.0 sq. metres (247.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 58.0 sq. metres (624.4 sq. feet)



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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.