





# Orchard View Cottage, Wensley Road, Winster

Matlock, Derbyshire, DE4 2DH

Occupying a stunning location, backing onto an Orchard included with the property and views beyond to open fields, this lovely home has versatile accommodation arranged primarily on the ground floor with many attractive features, including solid oak doors, stone flagged flooring with underfloor heating and a stunning hardwood conservatory.

The property is offered to the market with no onward chain and there is potential to purchase further land, by separate negotiation.

The front door opens to a broad entrance porch where an oak door leads to an inner hallway providing access to all ground floor accommodation. To the right is the family bathroom which features a low flush wc, bath with shower over, heated towel rail and stylish countertop wash basin.

The inner hallway leads to two double bedrooms both with rear garden aspects, one has an en-suite shower room and fitted storage with oak doors.



- Three bedroomed stone built detached home in the village of Winster
- Fully integrated dining kitchen
- Potential for equestrian use - with further land available by separate negotiation
- Stunning garden with small orchard
- Private setting off the main road, backing onto fields
- Three double bedrooms, one en-suite
- Double glazing throughout
- Sitting room
- Superb hardwood conservatory
- Extensive off road parking with electric gates & intercom





The dining kitchen lies at the heart of the property, with a glazed front door enjoying a pleasant view across Winstar. The kitchen features a range of panelled units with solid wood worktops incorporating Butler sink, double Bosch oven with four burner hob, integrated fridge freezer, integrated washing/dryer machine and dishwasher. The room has ample space for dining table and chairs and there is further built in storage.

The main sitting room is a dual aspect room with exposed feature wall and pleasant garden aspect. The adjoining conservatory has superb views and French windows open to the garden.

From the sitting room stairs rise to the third bedroom, a further double bedroom with eaves storage and Velux window overlooking the garden.

#### Outside

The property is accessed from a driveway off the Wensley Road. Electric gates provide access to an extensive stone chipped parking area for several vehicles. The front garden features a large decked area, ideal for sitting out during the summer with timber shed with power. There is a further substantial timber shed at the side of the property that is insulated and has power and water.

To the rear of the property is a delightful garden, laid to lawn with veg patch, orchard and stunning views across adjoining fields. There is potential for further land, for sale by separate negotiation.









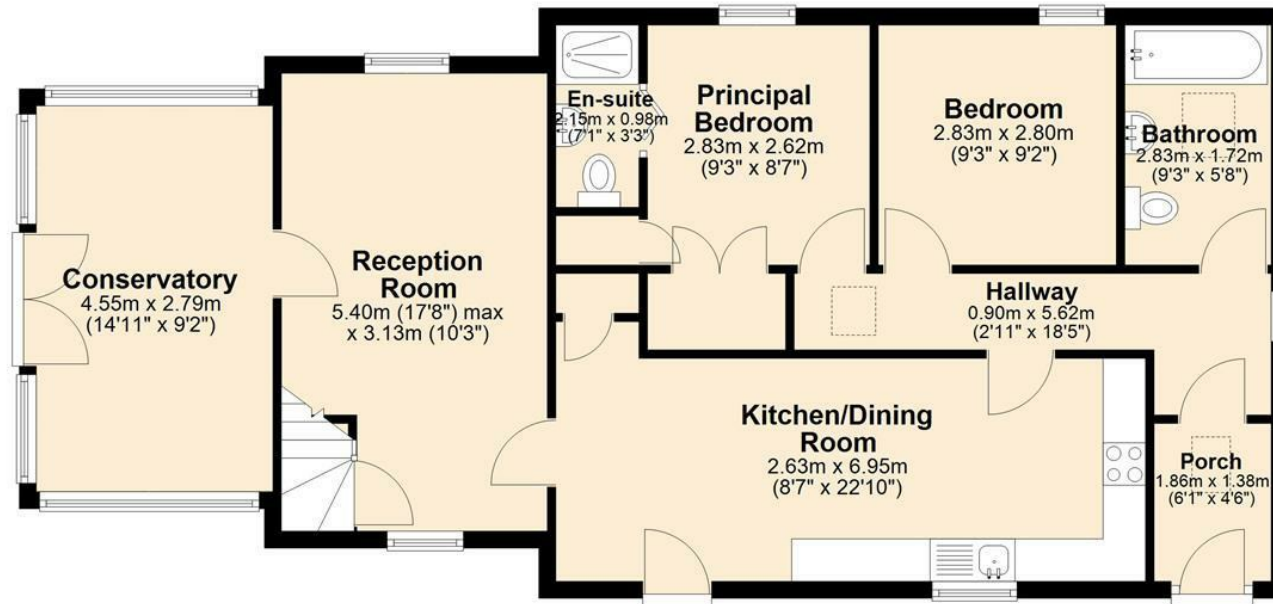






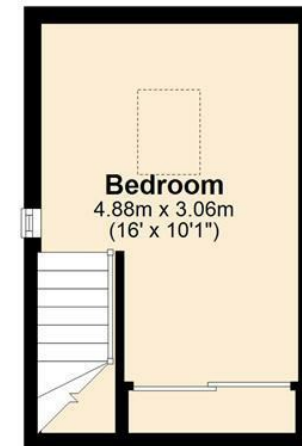
### Ground Floor

Approx. 86.6 sq. metres (931.9 sq. feet)



### First Floor

Approx. 14.6 sq. metres (157.6 sq. feet)



Total area: approx. 101.2 sq. metres (1089.4 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.





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