



Ivy Cottage, Wensley Road

WINSTER, DE4 2DH

Price : Offers In The Region Of £695,000

Tenure : Freehold

EPC Rating : D

Council Tax : Band E

Local Authority : Derbyshire Dales

- Three bedroomed detached family home in the heart of Winster
- Dual aspect sitting room
- Spacious reception room with French windows to the garden
- Well equipped kitchen
- Generous dining room with adjoining snug area
- Master bedroom with en-suite
- Delightful cottage gardens and views across neighbouring countryside
- Off road parking for two vehicles
- Superb location in the picturesque village of Winster



An attractive three bedroomed detached family home, beautifully located in the village of Winster, benefitting from charming cottage gardens and off road parking for two vehicles. The property is being sold with an adjoining parcel of land, which offers potential for double garage, further parking or additional garden.

Occupying a superb location within walking distance of the heart of the village, Ivy Cottage has versatile accommodation arranged over two floors including three reception rooms, en-suite bedroom and lovely views across adjoining countryside.



The front door opens into a spacious entrance hall with two side facing windows and cloaks storage. A glazed door opens to a reception room with French windows opening to the garden, beams to the ceiling and stairs rising to the first floor. To the right is dual aspect lounge with feature stone wall and living flame gas stove. This room has a pleasant side facing aspect across the garden and beams to the ceiling.

At the heart of the property is a well-equipped kitchen with a range of country style units incorporating double oven with four burner hob, under counter fridge, under counter freezer and space for a dishwasher. A stainless steel sink and drainer is set beneath two rear facing windows overlooking the garden. Accessed from the kitchen is a spacious dining room with adjoining snug area. This room features solid wood flooring throughout and its dual aspect provides superb natural light. The focal point of the room is provided by a gas stove with solid wood fire surround and there is extensive fitted shelving and storage. Two archways lead to an adjoining snug area with cloakroom/WC and door to the garden.

Stairs rise to the first floor landing with access to all accommodation. Bedroom one is a generous double bedroom with dual aspect and en-suite shower room, comprising low flush WC, pedestal wash basin and shower enclosure. Bedroom two is a large double bedroom with dual aspect, pleasant view across the garden towards adjoining countryside. Bedroom three is a further double bedroom currently utilised as a twin with a side facing aspect. The family bathroom completes the accommodation comprising 'his and hers' counter top wash basins, oversized bath with chrome fittings, large shower enclosure with chrome fittings and low flush WC. This room benefits from underfloor heating and chrome heated towel rails.

Outside, to the side of the property is off road parking for two vehicles which approached via a driveway shared with the neighbouring property. There are delightful gardens to two sides featuring level lawn and a decked area for sitting out during summer months. To the side of the property is a well stocked cottage garden with lawn area, deep floral borders and original well. There is pedestrian access to the side of the house and to Wensley Road.

A separate raised garden to the side of the driveway is included in the sale. The garden is predominantly laid to lawn and offers space and potential for further parking or double garage, subject to planning permission.







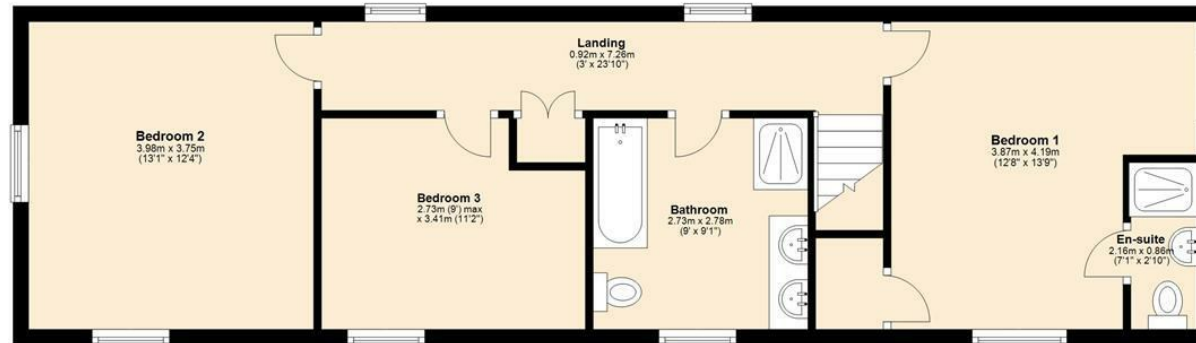
Ground Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



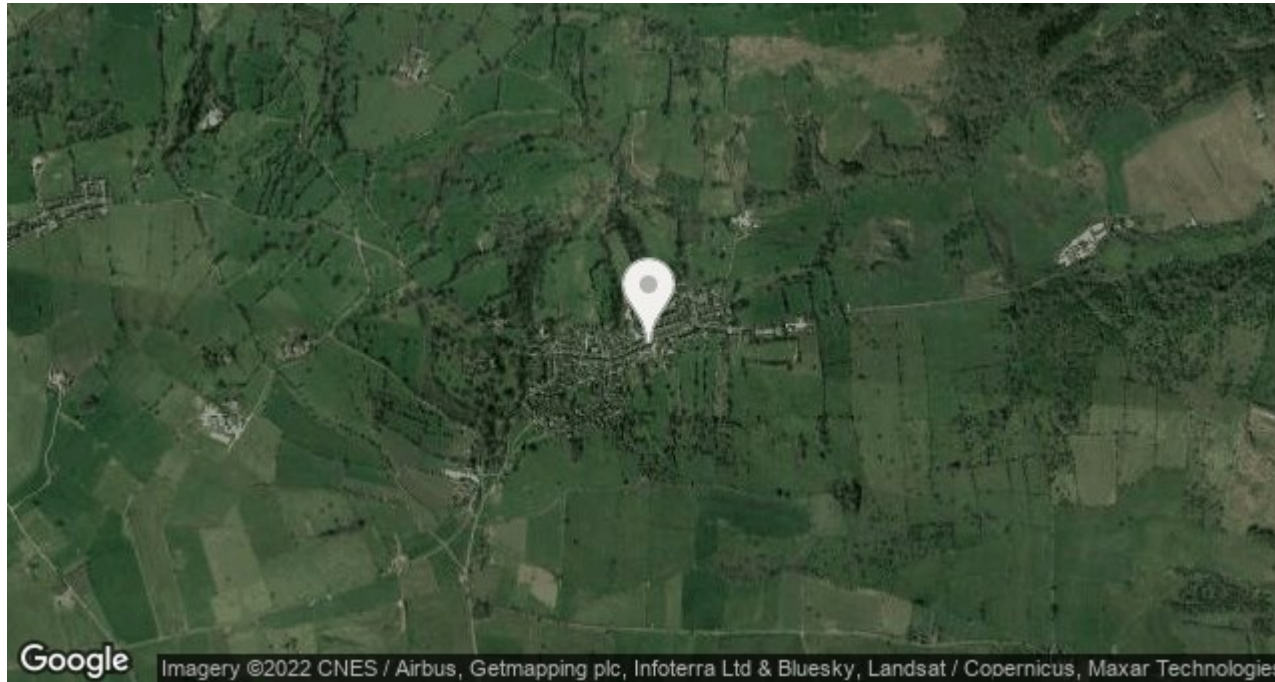
First Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



Total area: approx. 133.3 sq. metres (1434.5 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.



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