



The Herb Garden, High Bank Road, Winshill, DE15 0HX



Residing within a generous 0.5 acre garden plot is The Herb Garden, a fine 1920s detached home benefitting from generously proportioned interiors, five bedrooms and an attractive open outlook to the rear towards rural countryside. Formerly part of the Brewery's holdings, this individual traditional residence offers a most attractive exteriors complemented by spacious interiors ideal to suit a growing family, all showcasing a wealth of original features including stained glass and leaded windows, French oak flooring and traditional fireplaces. The Herb Garden has recently received a new boiler and new

radiators throughout, comprising briefly reception hall, three reception rooms, dining kitchen, rear hall, utility and WC to the ground floor, with five bedrooms (four doubles) to the first floor serviced by a family bathroom and master en suite. Outside, the established plot extends to half an acre and is bordered by character brick walls. There is a detached double garage and parking for numerous vehicles to the front, with gardens wrapping around the property leading to the rear where there is an elevated terrace enjoying an open outlook over school playing fields and towards Winhill church and countryside beyond.

A popular residential suburb of the nearby market town, Winhill is home to an array of period properties and family homes, being conveniently close to nearby amenities, schools and commuter routes. Burton town centre is home to an array of restaurants, pubs, shopping centres, leisure centres, gyms and golf clubs, with local amenities including pubs and shops being within walking distance. Pleasant parks and gardens also provide pedestrian access into the town centre. Being well placed for commuters, there are links available to the A38, A511, A50 and M6 Toll giving access to cities including

Derby, Ashby, Nottingham and Birmingham, and regular rail links are available from the local Train Station giving direct travel to Derby and Birmingham. The area is well served by local primary and secondary schools, and there are a wealth of independent schools in the locality including Repton, Derby High and Derby Grammar. Winhill is ideally placed on the border of Staffordshire and Derbyshire, having convenient access to a number of National Trust properties and the stunning Peak District National Park.



- Exceptional 1920s Detached Home
- Wealth of Space & Original Features
- Extensive Family Interiors
- 0.5 Acre Gardens with Open Aspect
- Three Reception Rooms
- Spacious Family Dining Kitchen
- Elegant Reception Hall
- Utility & Cloakroom
- Five Bedrooms (Four Doubles)
- Master En Suite & Family Bathroom
- Generous Wrap Around Gardens
- Pleasant Countryside Views to Rear
- Gated Entrance & Ample Parking
- Detached Double Garage
- Double & Secondary Glazing
- Mains Gas Central Heating – New Boiler & Radiators throughout
- Well Placed for Commuter Routes





**Reception Hall** 3.05 x 3.05m (approx. 10'0 x 10'0)

An elegant welcome to this traditional residence, having central staircase rising to the first floor and original French oak flooring. There is a useful cloakroom cupboard beneath the stairs featuring an original leaded and stained glass window to the front, and doors open from the hallway into:

**Study** 3.94 x 3.78m (approx. 12'11 x 12'5)

A versatile reception room ideal as a playroom or home office, having feature leaded and stained glass windows to two sides and a traditional gas stove set to brickwork fireplace

**Drawing Room** 6.12 x 3.94m (approx. 20'1 x 12'11)

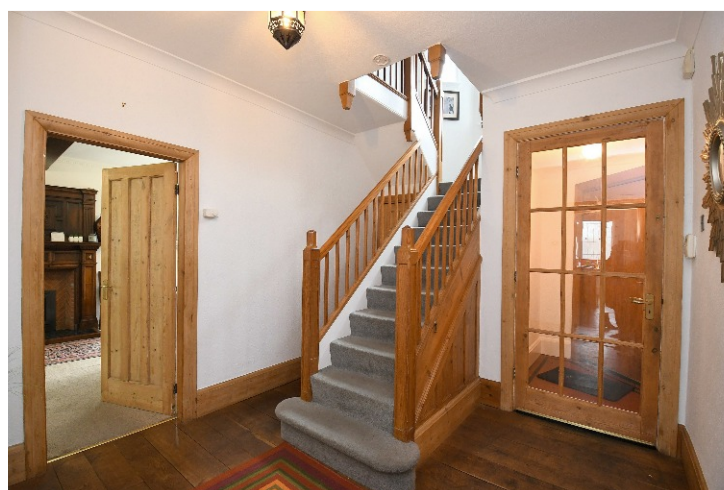
A spacious reception room having a leaded corner bay with a window seat, further side and front windows and a feature carved oak fireplace with tiled hearth. Double doors open into:

**Sitting Room** 5.77 x 3.96m (approx. 18'11 x 13'0)

Another impressive reception room having two picture windows to the rear, French door opening out to the side and a traditional fireplace. A door opens into:

**Breakfast Kitchen** 6.38 x 3.63m (approx. 20'11 x 11'11)

A generous family space fitted with a range of wall and base units with inset sink, space for a fridge freezer and integrated appliances including dishwasher, microwave, electric oven and gas hob. Tiled flooring extends throughout, a window faces the rear aspect and the worktops extend to one side to create a breakfast bar. Doors open into the **Reception Hall** and through to:



**Rear Hall**

Sliding doors open out to the rear, there is a window to the side and doors open into both a **WC** and the **Utility Room**, which is fitted with a range of wall and base units with space for a washing machine



Stairs rise to the first floor part galleried **Landing**, where a feature bay window faces the front aspect. A pine balustrade borders the spacious landing where doors open into:

**Master Bedroom** 6.4 x 3.38m (approx. 20'11 x 11'1)  
A spacious principal bedroom having fitted wardrobes, a window overlooking the rear gardens and private use of:

**En Suite Shower Room**  
A white suite comprises wash basin set to vanity unit, WC and bathtub, with tiled flooring, tiled walls and a window to the rear

**Bedroom Two** 3.96 x 5.79, 3.35m (approx. 12'11 x 18'11, 10'11)  
Another generous double room having fitted wardrobes and dual aspect windows to the front and rear

**Bedroom Three** 3.96 x 3.84m (approx. 12'11 x 12'7)  
Having a window to the front aspect

**Bedroom Four** 3.96 x 2.84m (approx. 12'11 x 9'4)  
A fourth double room, having a leaded window to the front and a fitted wardrobe

**Bedroom Five** 3.18 x 2.64m (approx. 10'5 x 8'7)  
Having a skylight and a feature interior window

**Family Bathroom**  
Comprising a traditional suite having pedestal wash basin, WC and panelled bathtub with electric shower over, having part tiling to walls and a window to the rear









### Outside

A character stone wall borders the front and side of the property, having a sweeping tarmac driveway leading to both the **Detached Double Garage** 7.75 x 5.03m (approx. 25'5 x 16'6) which has power and water, and to the front of the property where there is ample parking and turning space. The lawned gardens house a variety of shrubs and mature trees providing an excellent degree of privacy, and an attractive veranda leads to the front door

### 0.5 Acre Grounds

The gardens extend to a superb size, enjoying privacy to all sides and offering plenty of scope to landscape as desired. Leading from the rear hall is a raised terrace overlooking the attractive open aspect and views, with steps down to extensive and safely enclosed lawns. A large timber **Workshop** 5.36 x 3.66m (approx. 17'7 x 12'0) having power and lighting offers a useful storage space, and there is access from both the lower lawns and raised terrace back out to the front driveway and gardens



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.