



Ashbourne Road, Winkhill, ST13 7PP.  
£399,950

Whittaker & Biggs Est. 1930



## Ashbourne Road, Winkhill, ST13 7PP.

A unique and rare opportunity to purchase this versatile two-bedroom cottage, which was formally a brick stables and was tastefully converted into high a specification home in 2021. The property is nestled within 4.21 acres of land, which comprises of grassland, pond, mature gardens, wildlife area and driveways. The vendor when undertaking the works, was keen for the property to have green credentials and low running costs. With this in mind, the property has installed, photovoltaic panels, battery storage, heat pump and underfloor heating to the ground floor. This green technology has resulted in low running costs and an EPC rating of band B.

The land is located next to the River Hamps and provides stunning views and that calming noise of running water. The vendor has created a pond and wildlife area, which attracts a huge variety of wildlife throughout the year. A number of timber shelters are located across the land, ideal for livestock.

You're welcomed into the property via an open porch with glazed side and into the kitchen through the stable door. The galley style kitchen is a light and airy space with Velux style windows, has a good range of fitted units to the base level, wood worksurface, ceramic sink, space for a washing machine, free standing fridge and access to the shower room and steps down to the dining room. The shower room has a walk-in shower with chrome fitment, wash hand basin and low-level WC. The dining room has exposed wood beams, electric for a cooker, ample room for a dining table and chairs and access to the first floor. The living room/bedroom has exposed wood beams, access to the front patio and cupboard housing the immersion heated tank.

To the first floor is the sitting room/bedroom, vaulted ceiling with wood beams. Bedroom one has an WC and shower cubicle, with wash hand basin.

Externally the property is accessed from the side via a private track from the Ashbourne Road and through a gated entry. The land is located adjacent to the property and a gravel driveway to the side.

A viewing is highly recommended to appreciate this unique home, its stunning uninterrupted views, versatile layout, high specification and land.

### Situation

The Hamlet of Winkhill sits on the southern edge of the Peak District National Park and is approximately 6 miles from the town of Leek and 9 miles from the town of Ashbourne, both of which offer a wide range of amenities, shops and schools.





## Ground Floor

### Open Porch

Timber, glazed open construction.

### Kitchen 14' 8" x 5' 0" (4.46m x 1.53m)

Two skylights, wooden stable door, under floor heating, fitted base units, wood work surface, ceramic sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a fridge freezer, tiled splash backs, inset downlights, shower room off.

### Shower Room 8' 5" x 5' 1" (2.57m x 1.54m)

Shower enclosure, chrome fitment, vanity wash hand basin, chrome mixer tap, low level WC, extractor fan, inset downlights, under floor heating.

### Dining Room 16' 0" x 12' 7" (4.88m x 3.83m)

Access to the first floor, UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage, UPVC double glazed patio doors to the frontage, under floor heating, exposed beams, tiled floor.

### Living Room / Bedroom 16' 4" x 11' 9" (4.97m x 3.59m)

UPVC double glazed window to the frontage, UPVC double glazed patio doors to the frontage, tiled floor, under floor heating, exposed beams, airing cupboard.

### Airing Cupboard

Housing immersion heating tank.

## First Floor

### Bedroom / Sitting Room 16' 5" x 11' 11" (5.00m x 3.64m)

Velux style skylight, UPVC double glazed window to the frontage, exposed beams, vaulted ceiling, stairs to the ground floor, wall mounted radiator.

## WC

Low level WC.

### Bedroom One 16' 5" x 12' 10" (5.00m x 3.91m)

UPVC double glazed window to the side aspect, en-suite WC, shower enclosure, chrome fitment, bowl sink, chrome mixer tap, tiled splashback, radiator, vaulted ceiling, exposed beams.

## Externally

To the frontage, patio area, fenced boundary, pergola, water feature, gated access to the track. To the side, gravel track from the Ashbourne Road, with the neighbouring property having a right of way over the track to their property. The grassland located to the front has vehicle access through a gate, further parking, pond and wildlife area.





Note:  
Council Tax Band: C

EPC Rating: B

Tenure: believed to be Freehold





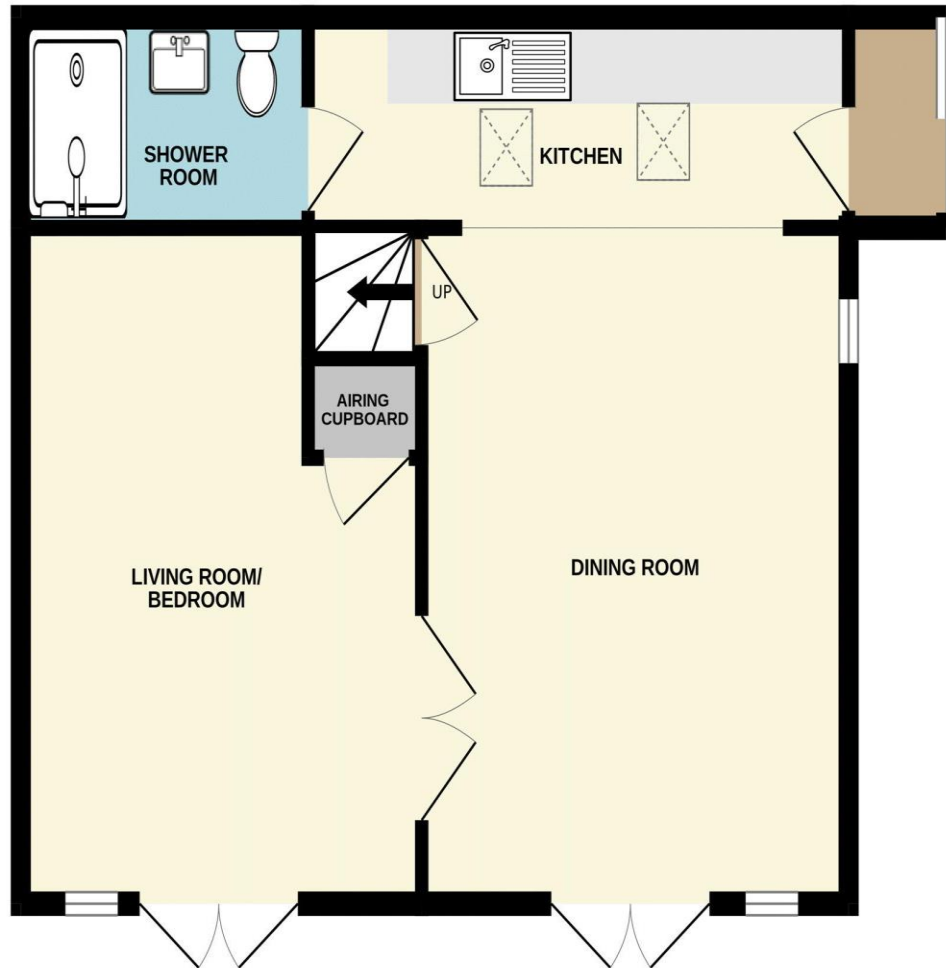




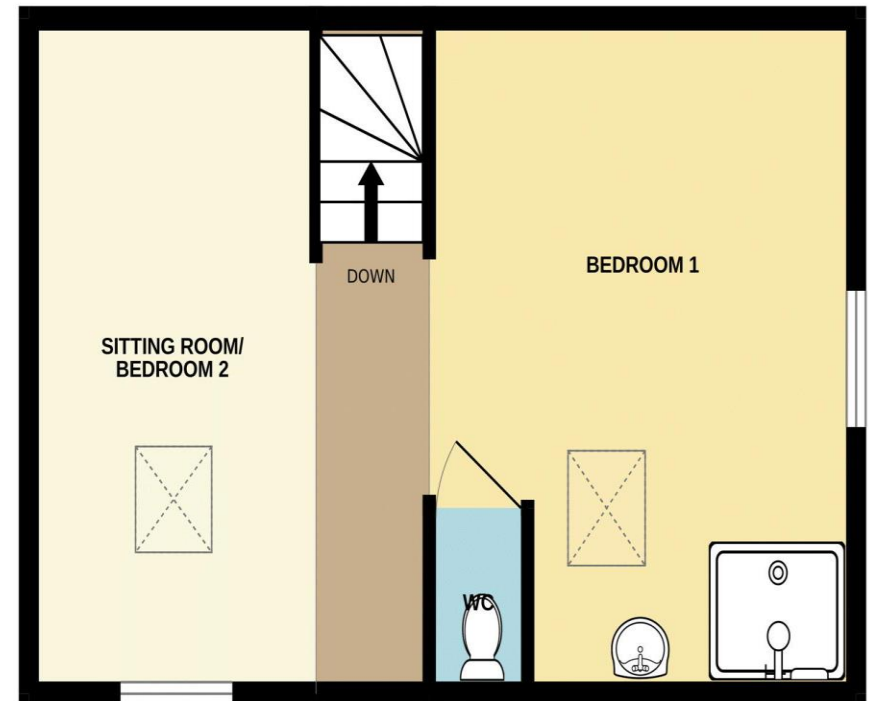




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

From our Derby Street, Leek, office proceed out of the town on the A523 Ashbourne Road passing through the village of Bradnop and proceeding straight ahead at the crossroads for Bottom House. Continue along this road and upon entering the village of Winkhill proceed past the 40mph sign and the property is situated on the right hand side and is accessed via a right hand turning just after the speed camera.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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