



## Main Street, Winster, DE4 2DH

We're thrilled to present this stylish, historic and substantial house with huge garden in the heart of Winster. Brimming with original features, this attractive home effortlessly and sympathetically blends modern flourishes with old world charm.

The three storey house features a large L-shaped kitchen diner and sitting room on the ground floor. The middle floor has a lovely bright family room looking out to the garden, two double bedrooms, the main bathroom and an additional, separate WC and a fantastic utility room! On the second floor are two further double bedrooms (linked together, offering the potential of a self-contained guest suite).

To the rear, the magnificent garden is spread over several levels and includes two separate patio areas, a substantial and accessible series of terraced planted areas, a lawned upper garden with breathtaking views and undoubtedly the best-positioned garden office that we've ever seen!

Smithy House is located in the historic and beautiful Peak District village of Winster, with rolling hills and superb views, two local pubs, a shop and post office, an outdoor gym and park, friendly locals and beautiful walks in all directions.

- Stunning 4 double bedroom, 3 storey house
- Kitchen-diner with Aga
- Modern garden office with spectacular 360-degree views
- Bathroom with standalone rolltop bath and separate shower cubicle
- Very popular village location
- Two separate living rooms on different floors
- Grade II Listed, 18th Century house
- Packed with original character features
- Gardener's paradise - garden on several levels
- Stylish decor and in immaculate condition throughout

**£600,000**

# Main Street, , Winster, DE4 2DH

## Front of the home

This three storey house has a beautiful stone facade, with timber-framed windows set in stone mullion surrounds. It has an eye-catching sign and grand light above the front door. Enter the home through the solid timber front door which has a brass handle, knocker and letterbox.

## Kitchen-Dining Room

14'11" x 10'2" and 6'4" x 12'5" (4.57 x 3.1 and 1.95 x 3.8)

Providing a grand entrance to the home, this L-shaped room has original flagstone flooring, a high ceiling with substantial oak beams and an Aga - all contributing to the sense of style you'll encounter throughout the home. There is plenty of space for a 4-6 seater dining table - and a piano! The dining area has a ceiling light fitting and recessed spotlights, with natural light pouring in from the wide north-facing window.

The kitchen has a south-facing window and glazed door to the rear garden at the far end, bringing more natural light into the room. On the right, the gas Aga sits neatly within a lengthy granite worktop, with a range of low-level cabinets and useful deep pan drawers. They all have that satisfying slow-closure mechanism that makes you emit a little sigh! Above the worktop on this side are some shelves and a wall-mounted spice cupboard.

As the kitchen opens out slightly, on the left hand side is another granite worktop. This has an integrated ceramic double Belfast sink with heritage-style chrome mixer tap. There is space under the counter for a dishwasher and refrigerator and some more shelving above.

The kitchen has recessed ceiling spotlights and the whole room has captivating decor and some wood-panelled walls. Heading through to the Sitting Room, there is a deep storage cupboard on the right, with plenty of room to store coats, boots, a vacuum cleaner, etc.

## Sitting Room

10'7" x 10'7" (3.25 x 3.25)

From the dining room, a bevelled timber door leads into this lovely cosy room with flagstone flooring. The grand stone fireplace has a wood-burning stove and flue. To the right of the fireplace is a cute alcove with shelving. The window is set deep into the stone mullions and has a decorative pattern for added privacy, as well as secondary glazing. The new antique-style radiator blends perfectly into the room, as does another taller alcove with low-level built-in storage cupboard. The ceiling is beamed and another bevelled timber door leads to the wooden stairs, which have a sturdy rope handrail.

## Utility Room

8'10" x 8'4" (2.7 x 2.55)

It is extremely rare that we get to say that we love a utility room!! Set within a barrel-ceiling cellar halfway up the stairs, a cute door opens out to reveal a spacious room. With vinyl flooring and ceiling spotlights, the room has a worktop with plenty of space upon it for laundry, etc. In the centre of the worktop is a large, contemporary Belfast sink and drainer with copper mixer tap. There are several cabinets below including an integrated freezer and space and plumbing for a washing machine. To the left is plumbing for another washing machine and there is plenty of space in the remainder of the room for coat hooks and additional storage.

## Bedroom One

10'7" x 10'2" (3.23 x 3.12)

This is the first of four double bedrooms. It has oak floorboards and an oak ceiling beam, whilst windows with secondary glazing look out to the pleasant street scene below. The original stone fireplace is intact and suitable for display purposes. The spacious room has recessed ceiling spotlights, a radiator and plenty of room for a double bed and additional bedroom furniture.

## Bedroom Two

15'1" x 9'10" (4.62 x 3)

This lovely bright room has oak floorboards and an original oak beamed ceiling. Set into the stone mullions, the windows with secondary glazing provide yet more views along Main Street. This bedroom also has an impressive large stone fireplace currently used for display. At the far end is a small cupboard and a large wide alcove with plenty of space for a desk or dressing table. The room also has a radiator and recessed ceiling spotlights.



## Bathroom

10'5" x 8'2" (3.18 x 2.5)

In a home that's brimming with original features and fantastic rooms, this was our particular favourite. Three steps up from the first floor landing lead to a door opening into this magnificent stylish bathroom. The claw-foot standalone rolltop bath is huge and has a heritage-style mixer tap with hand-held shower attachment. In the left corner is a large shower cubicle with mains-fed shower and a rainforest shower head. This cubicle has a pivoting glass door and floor-to-ceiling tiled surround.

Also on the left is a large vanity unit. The rectangular sink with chrome mixer tap sits atop two wide, deep drawers. In the opposite corner is a ceramic WC. The bottom half of the walls are tiled, with painted top halves. The bathroom has a ceramic-tiled floor, Velux roof window, extractor fan and a lovely antique-style cream and chrome radiator-heated towel rail.

## WC

4'11" x 2'7" (1.5 x 0.81)

With a ceramic tiled floor and ceiling light fitting, this room has a WC and sink with chrome taps.

## Family Room

12'2" x 10'2" (3.71 x 3.12)

This is another room that we adore! Do you get the impression that we love this home?! The room is bathed in natural light thanks to fully-glazed double French doors with full height windows each side looking out to the south-facing garden and a large Velux window overhead. The room has oak floorboards and crisp white decor, together with a cheery, uplifting feature wall. The room is a great spot for everyone to gather in the centre of the home and has a radiator and ceiling light fitting.

## Bedroom Three

15'8" x 10'4" (4.78 x 3.15)

Through another bevelled timber door and heading up the carpeted stairs from the family room, the third bedroom opens out to your right. It's another spacious double bedroom with exposed roof trusses. To the front are three deep-set windows and there are two south-facing Velux windows overhead. The room has oak floorboards, a radiator and recessed ceiling spotlights.

## Bedroom Four

10'9" x 10'5" (3.3 x 3.18)

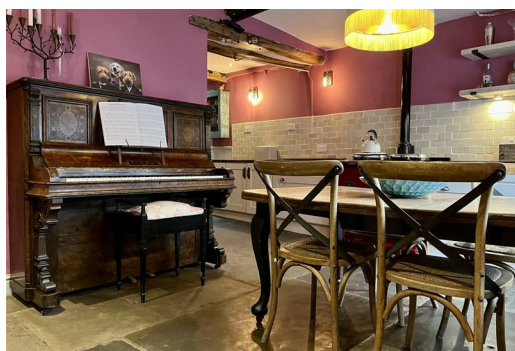
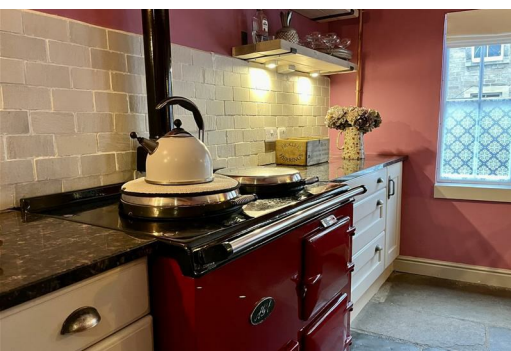
Accessed through Bedroom Three, this double bedroom could be part of a self-contained top floor suite. It would therefore be suitable for guests or perhaps siblings. This room would also make a great nursery, home office or large dressing room. With oak floorboards and exposed ceiling trusses, there are two north-facing windows, a small south-facing Velux, radiator and recessed ceiling spotlights.

## Rear Garden

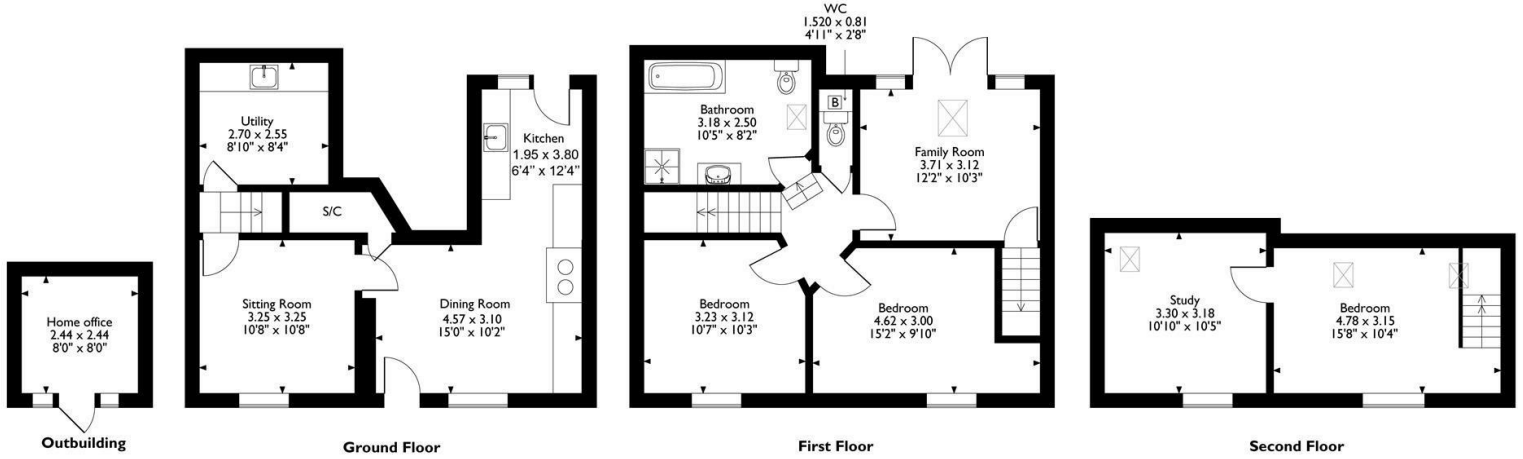
Accessed from the kitchen and from the family room, both entrances lead to the lower level, which comprises a large sheltered private dining area. There is plenty of room for seating and dining - and the area has an outside tap here too. The garden has lots of lighting throughout - in the outdoor dining areas, around the terraced gardens and on the upper lawn too.

On the left, several curved terraces form an impressive vista, especially when the planted borders are in bloom and/or at dusk when the lights are on. It is truly a gardener's paradise. Nine stone steps lead up to another patio area, where there is a long shed on the right. A gate beside the shed provides another access point to/from West Bank. From here, a series of steps meander upwards to the breathtaking upper garden. This is mostly laid to lawn and you have 360-degree views of the Winsters rooftops and countryside beyond the village. There is a dry-stone wall on the right with planted borders in front, whilst a wild garden flourishes on the slope down to the left.

The brand new garden office is contemporary and has lighting, power and high-speed broadband via a dedicated cabled supply from the cottage. It is fully insulated and is quite simply the best-positioned home office we've ever seen and we can't really comprehend how you'd get any work done! The office has a glazed front door and full-height window, with an outside light too.



Smithy House  
Approximate Gross Internal Area  
130 Sq M / 1399 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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