



Sally Botham
ESTATES



MAIN STREET
Winster, DE4 2DJ
Guide Price £280,000 - £290,000

A delightfully spacious stone-built cottage, with original features throughout, located close to the centre of the popular village of Winster and excellent local amenities. The accommodation offers two good-sized double bedrooms, contemporary fitted bathroom, spacious dining sitting room with multi-fuel stove, and breakfast kitchen. There are patio gardens to the front and rear.

Winster is a quaint and picturesque village nestling on a hillside in The Peak District National Park. It has winding side streets of delightful stone built cottages leading off Main Street, there are a wealth of historic buildings including an early market house which is under the care of the National Trust. The village amenities include shops, post office, pubs, church and medical centre. The towns of Bakewell (6.4 miles) and Matlock (5 miles) are just a few minutes drive away and the village is within commuting distance of the cities of Sheffield, Nottingham and Derby.

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Entering the property via a partially-glazed panelled entrance door, which opens to:

DINING-SITTING ROOM 7.77m x 4.56m (maximum measurements)

A spacious room with Cornish slate-style flooring, central exposed wooden beam to the ceiling, front-aspect double-glazed sliding sash windows overlooking the patio garden, and a further rear-aspect casement window. A staircase rises to the upper floor accommodation, beneath which is a batten door with thumb latch opening to an understairs storage cupboard. To the sitting area is a feature fireplace with original stone hearth, surround and insert, housing a multi-fuel stove, a central heating radiator, and a television aerial point.



To the dining area is a second feature fire opening with stone surround and hearth. Beneath the window is a useful storage cupboard housing the gas and electric meters for the property. There is a central heating radiator, and ample space for dining furniture. From the dining area a central glazed batten door with thumb latch opens to:

BREAKFAST KITCHEN 4.32m x 2.54m

With quarry tiles to the floor, side-aspect UPVC double-glazed windows, and half-glazed UPVC entrance door opening to the rear patio. The kitchen is fitted with a range of contemporary cupboards and drawers set beneath a hardwood worksurface with tile splashback. Set within the worksurface is a porcelain sink with mixer tap, and a Stoves cooker with four-ring induction hob, fan-assisted oven and grill beneath, with extractor canopy over. Integral appliances include a fridge-freezer and dishwasher. The room has a central heating radiator, fitted shelving, and space for dining furniture.



From the dining-sitting room, a half-turn staircase rises to:

FIRST FLOOR LANDING 2.65m x 1.65m (maximum measurements)

Having a painted wooden floor, rear-aspect window – beside which is an exposed stone original feature wall, – and batten cupboard door with thumb latch opening to a useful over-stairs storage cupboard housing the Worcester gas-fired boiler which provides hot water and central heating to the property. There is a loft access hatch, and panelled doors opening to:

BEDROOM ONE 4.63m x 3.37m

A good-sized double bedroom with a front aspect double glazed sliding sash window with window seat beneath, painted wooden flooring, and a central heating radiator.



BEDROOM TWO 4.37m x 2.71m (maximum measurements)

Having a front-aspect double-glazed sliding sash window with window seat beneath, feature exposed original stone wall, painted wooden flooring, and a central heating radiator.

FAMILY BATHROOM 2.41m x 1.67m

A fully tiled room, having a rear-aspect window with obscured glass and window seat beneath. There is painted wooden flooring and a suite comprising: panelled bath with Redring electric shower over with handheld shower spray; pedestal hand wash basin with fitted shelf over; and close-coupled WC. There is a chrome-finish ladder-style towel radiator, fitted glass-fronted storage cabinet, and an extractor fan.

OUTSIDE

The property is approached via an iron gate opening to a delightful area of enclosed patio garden, having ample space for garden furniture and pot plants. There are raised flower beds housing ornamental shrubs, flowering plants, bushes, and a mature tree. The patio is enclosed by a stone wall, and has a central pathway leading to the entrance door. To the rear of the property is a second area of patio, enclosed by a high stone wall, creating a private garden space, where there is further space for garden furniture and pot plants.



SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

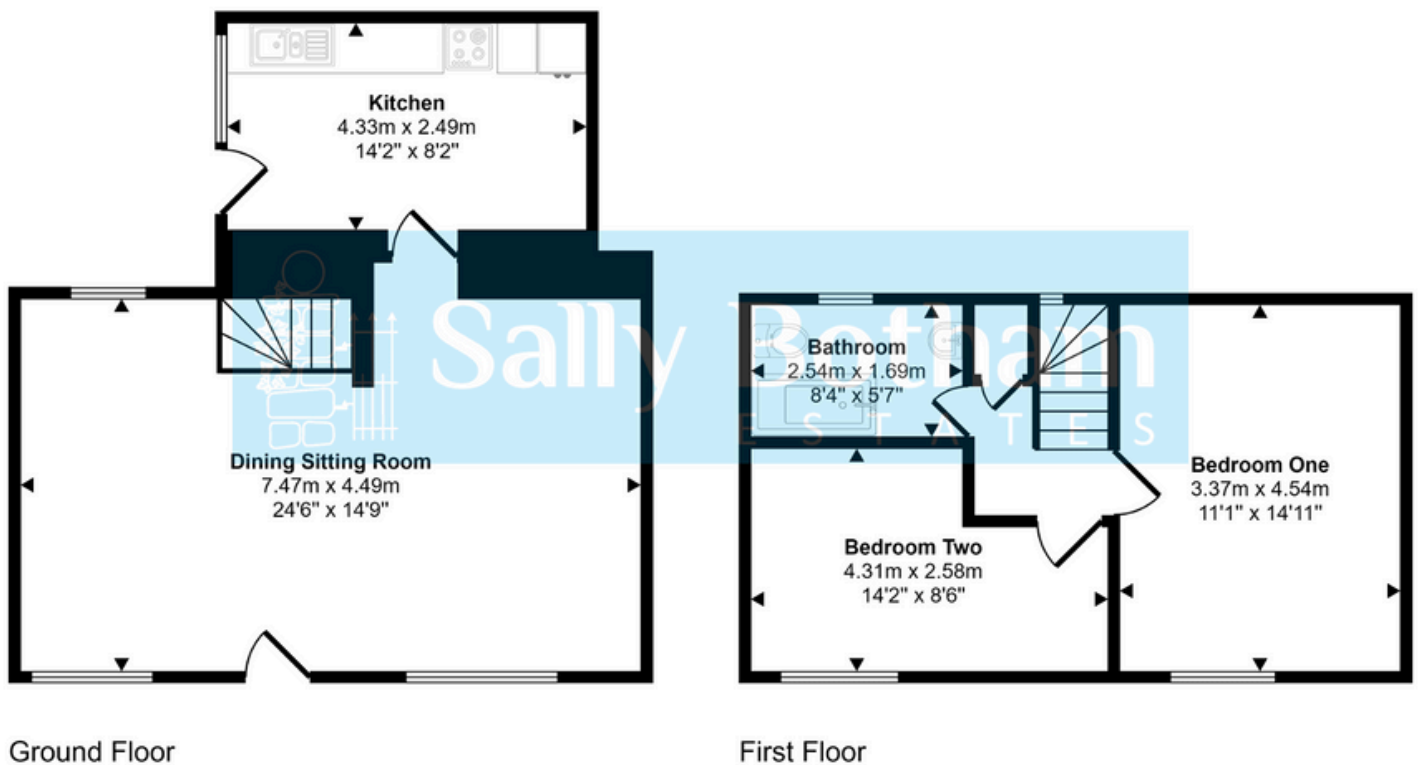
TENURE Freehold

COUNCIL TAX BAND D (Correct at time of publication) D

DIRECTIONS

From the A6 at Darley Dalem take the B5057 signposted Wensley and Winster follow the road over the river at Darley Bridge though the village of Wensley and on to Winster. The property can be found at the centre of the village on Main Street.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.