



**Sally Botham**  
ESTATES

**CARPENTERS COTTAGE**  
Main Street, Winster, Matlock, DE4 2DJ  
£520,000



















**A deceptively spacious, Grade II listed, double-fronted, stone-built period cottage, ideally located at the centre of the popular village of Winster, having a wealth of original features including exposed beam ceilings, stone flag floors, and period fire openings. The accommodation offers: three double bedrooms; sitting room; living-dining-kitchen; ground floor shower room; and a store room, which is a former kitchen, ideal for a variety of variety of uses. There is a delightful enclosed garden to the rear of the property. The property has undergone much sympathetic restoration led by the building's historic fabric and benefits from planning permissions giving the opportunity to create a new bathroom in the existing store room, and removal of the existing bathroom to create a large kitchen to own specifications.**

**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, and there are a wealth of historic buildings including an early market house 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.**

Entering the property via a three-quarter glazed entrance door, which opens to:

### **SITTING ROOM**

Having front-aspect leaded windows set within exposed stone mullions with shuttered reveals. The room has exposed beams to the ceiling with a heavy central beam, and a fine feature fire opening with a dressed stone surround with a corbelled mantle and raised hearth, housing a log-burning stove. The room has a panelling to dado height and a television aerial point. A door opens to useful understairs storage cupboard. A door opening leads to:

### **LIVING-DINING-KITCHEN**

A delightfully spacious room with dual-aspect windows, the rear window overlooking the gardens. The room has original flags to the floor, and exposed beams to the ceiling, with a pair of heavy central beams. There is a feature fire opening with a raised hearth housing a Clearview multi-fuel stove. A half-glazed entrance door opens onto the gardens to the rear of the property and a further door open to the front. The kitchen area, has a stainless sink unit with tile splashback, with a storage cupboard and

drawers beneath. There is connection for an electric cooker and space and connection for a washing machine. A panelled door opens to:

### **GROUND FLOOR SHOWER ROOM**

Having a suite with: tiled shower cubicle with mixer shower; pedestal wash hand basin; and low-level flush WC.

From the sitting room, a door opens to:

### **STORE ROOM**

Currently undergoing renovation, this room would make an ideal dining kitchen / bathroom / study / hobby room etc. There are windows overlooking the gardens, conservation rooflights, and a glazed entrance door opening onto the rear of the property. The room has a timber-clad ceiling with exposed roof timbers, and feature exposed-stone wall.

From the sitting room, a staircase rises to:

### **FIRST FLOOR LANDING**

Having front-aspect leaded casement windows within exposed stone surround. An early pine batten door with thumb-latch opens to:

### **BEDROOM ONE**

Having dual-aspect leaded windows, a feature fire opening with a Georgian-style grate and exposed stone surround. Concealed within a cupboard is the Ideal Logic gas-fired boiler, which provides hot water to the property.

From the landing, a further pine batten door with thumb-latch opens to:

### **BEDROOM TWO**

With rear-aspect casement windows with contemporary oak shutters overlooking the garden to the rear of the property. The room has an early period fireplace with an open grate and decorative dressed stone surround.

### **BEDROOM THREE**

With front-aspect leaded casement windows within exposed stone surrounds. The room has a Victorian cast iron feature fireplace, and built-in open-display bookshelves.



(bedroom three continued) There is a central heating radiator.

OUTSIDE

To the rear of the property is a good-sized garden, mainly laid to lawn, with raised beds ideal for vegetables. Within the garden is a stone trough and log stores.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS

From the A6 at Darley Dale, take the B5057 signposted Wensley and Winstar. Follow the road over the river at Darley Bridge though the village of Wensley and on to Winstar, where the property can be found on the right-hand side close to the centre of the village, shortly before the Market House.

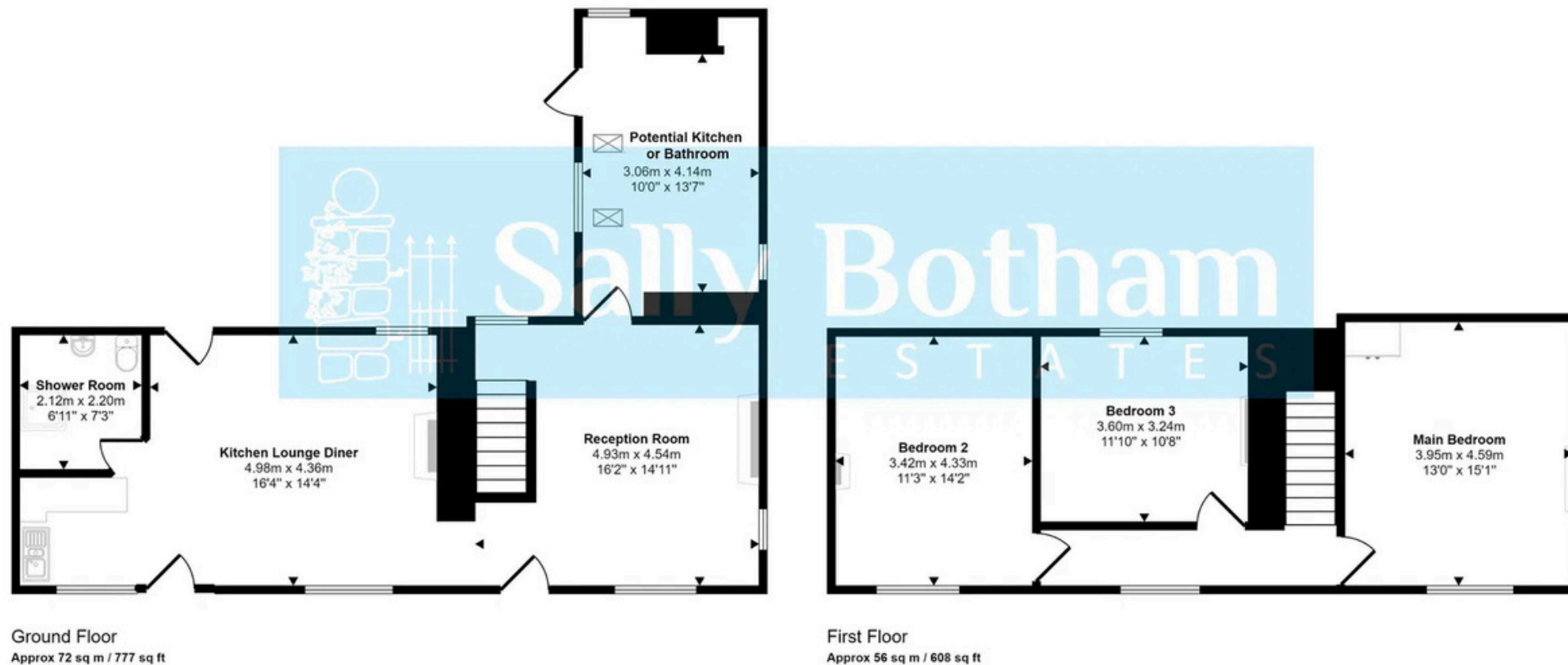
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**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.





Approx Gross Internal Area  
129 sq m / 1385 sq ft



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.

















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