



GRANT'S  
OF DERBYSHIRE

18 Wyntor Avenue, Winster, Matlock DE4 2DU  
Offers Around £350,000

We are delighted to offer For Sale this stone built, extended, five bedroom semi detached which is located just off the centre of this popular village of Winster. This home benefits from gas central heating and double glazing and is most ideal for a large family or clients who require an annexe for a dependant relative or similar. The main home accommodation comprises; entrance hall, guest's cloakroom and WC, kitchen, dining area, lounge, conservatory and garden room. On the first floor there are three good sized bedrooms and a four piece family bathroom. The annexe comprises of a dining kitchen, lounge, two bedrooms and a bathroom. Outside there are gardens to front and rear, the latter is a larger than average plot with superb views across the surrounding countryside. Parking is available on a first come, first served basis in the communal parking area. Viewing Highly Recommended. Virtual Tour Available. This property is subject to Derbyshire Dales Occupancy Clause Section 157 of the Housing Act 1985.



## The Location

The conservation village of Winster is situated within the White Peak area of the Peak District National Park and is an extremely pretty place, with a charming 17th century market house at its centre, and other imposing 17th and 18th century houses, many, three storeys high. The three main streets - Main Street, East Bank and West Bank are interconnected by alleyways known as 'ginnels', which are well worth exploring. The village of Winster is famous for its Morris dancers, the annual Shrove Tuesday pancake race, Wakes festivities in June, and the Secret Gardens of Winster event in July. Within the village there is a well-stocked, community-owned general store incorporating a Post Office. There are two pubs, both serving food and traditional beer. Bakewell, Matlock, Chatsworth House and the Peak Rail Steam Railway are all nearby and, for keen walkers and cyclists, The Limestone Way runs along the edge of the village. The Tissington and High Peaks walking and cycling trails, with bike hire available, both lie less than 5 miles from the village, a wonderful base for exploring the Peak District.

## Ground Floor

A pathway through the foregarden leads to the uPVC double glazed door which opens into the

### Porch 7'2" x 3'3" (2.2 x 1)

With a uPVC double glazed window to the front aspect, this is an ideal place for storage of hats, coats and boots. A door leads through to the

### Entrance Hall 14'3" x 5'8" (4.36 x 1.73)

With a staircase that leads up to the first floor and doors which lead to the annexe, a walk-in storage cupboard, kitchen and the

### Guest's Cloakroom & WC 4'7" x 2'7" (1.41 x 0.8)

With a corner wash hand basin and a low flush WC.

### Kitchen 9'3" x 7'6" (2.84 x 2.3)

With a wood laminate flooring and a matching range of wall, base and drawer units with contrasting worktop over, inset sink and space and plumbing for a washing machine. A wall mounted cupboard houses the combination boiler for this side of the home. There is a uPVC double glazed window to the front aspect and a large opening leads through to the

### Dining Area 12'4" x 7'4" (3.78 x 2.25)

With a continuation of the wood laminate flooring. There is another useful walk-in cupboard with shelving for foodstuffs etc. Wall mounted TV connections. Another large opening leads through to the

### Lounge 13'10" x 11'0" (4.23 x 3.37)

A good sized reception room with stone built fireplace, coal-effect gas fire and a useful understairs pantry with wall mounted shelving for foodstuffs etc. Fully glazed French doors open into the

### Conservatory 16'4" x 13'4" (4.98 x 4.08)

Of uPVC double glazed construction, this is a superb addition to this home, with a central wood-burning stove, TV connections and fully glazed uPVC doors open into the

### Garden Room 13'6" x 12'5" (4.13 x 3.81)

An ideal place to sit and enjoy the garden. Door to the side leads out to the patio and garden.

## First Floor

On arrival at the first floor landing we find access to the loft. The first door opens into

### Bedroom One 14'0" x 12'0" (4.28 x 3.66)

A good sized principal bedroom with a built-in wardrobe and a uPVC double glazed window to the front aspect.

### Bedroom Two 12'0" x 12'0" max (3.66 x 3.66 max)

Another double bedroom with uPVC double glazed window overlooking the rear garden and offering far-reaching views over the surrounding countryside.

### Bedroom Three 8'8" x 8'1" (2.66 x 2.48)

With a uPVC double glazed window overlooking the rear aspect offering those aforementioned views.

### Family Bathroom 8'8" x 8'6" (2.65 x 2.6)

With a traditional four piece suite comprising of a panelled bath, low flush WC, pedestal sink and a corner shower enclosure. There is a built-in cupboard with slatted shelving for linen etc and an obscure glass uPVC double glazed window to the front aspect.

## The Annexe - Ground Floor

Accessed via the main home's entrance hall, the door on the right leads into the

### Dining Kitchen 14'7" x 9'8" (4.46 x 2.95)

With a matching range of wall, base and drawer units with contrasting worktop over, inset sink and having space and plumbing for a washing machine and an undercounter fridge. There are uPVC double glazed windows to the front and side aspects with a matching door that leads out to the side. A wall cupboard houses the combination boiler. There is a freestanding gas cooker. A door leads through to the

### Lounge 14'7" x 14'6" (4.47 x 4.42)

A good sized reception room with an elegant carved stone fireplace with coal-effect electric fire set within. Sliding patio doors lead out to the rear patio and garden.

## First Floor

From the lounge, the staircase leads up to the first floor landing passing a deep walk-in cupboard with wall mounted shelving. On arrival at the landing we turn left into

### Bedroom Four 14'5" x 10'6" (4.41 x 3.21)

A good sized double bedroom with two rear aspect Velux windows providing a good level of natural light. There is an extensive range of fitted bedroom furniture and drawers. A door leads through to an inner lobby where the door on the left leads into the

### Bathroom 9'7" x 5'0" (2.93 x 1.53)

With a traditional white suite comprising of a panelled bath, pedestal sink and low flush WC.

### Bedroom Five 9'8" x 9'1" max (2.96 x 2.79 max)

"L" shaped with a Velux window to the front aspect. There is a range of fitted bedroom furniture and drawers.

## Outside

To the front of the property there is a lawned foregarden with two outbuildings. Immediately to the rear there is an extensive patio area with steps that lead down to a lawned garden with raised beds having a wealth of trees and plants. There is an ornamental pond and an additional outbuilding in the garden which has development potential for a home office, studio or similar. The garden is fully enclosed and enjoys superb far-reaching views over the surrounding countryside.

## Directional Notes

Upon reaching the village, passing the village shop on your left hand side, take the left hand turn into Wyntor Avenue, follow the road round to the right to the head of the cul-de-sac where a footpath leads to the property as identified by our For Sale sign.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1889 per annum.

## Derbyshire Dales Occupancy Clause

The Derbyshire Dales Occupancy Clause refers to restrictions placed on the deeds of properties situated within the Peak District National Park. The clause applies to former council owned properties that have passed into private ownership through 'right to buy', discounted properties and other schemes under Section 37 of the Housing Act 1985.

Under the Housing Act 1985, the effect of these restrictions mean that the purchaser must meet certain criteria to be allowed to buy the property. This can also affect the selling of the property as fewer people may meet the criteria and be able to buy it. Buyers will also need a letter from the District Council stating that they either meet the specified criteria or that they have been granted permission to purchase the property.

The Derbyshire Clause is permanent and stays with the property on any subsequent sale. Therefore, any future purchasers must also satisfy the same criteria or obtain permission from the District Council.

There are currently 863 properties within the Derbyshire Dales District which contain the Derbyshire Clause that are former District Council properties within the Peak District National Park boundary.

Buying a property with a Derbyshire Clause

The District Council will automatically give consent to buy a property with a Derbyshire Clause where:

The buyer has had their only or principal home in Derbyshire or the Peak District National Park for a continuous period of three years immediately before completion of the sale.

The buyer has had their place of work in Derbyshire or the Peak District National Park for a continuous period of three years immediately before completion of the sale.

The buyer has a local connection to Derbyshire or the Peak District and is returning to the area to care for another relative or to be cared for by a relative.

The buyer is a member of the armed forces with a local connection to Derbyshire or the Peak District who is returning to live in the area.

The buyer is a registered social housing provider whose stated aim is to provide housing for those satisfying the qualifying criteria.

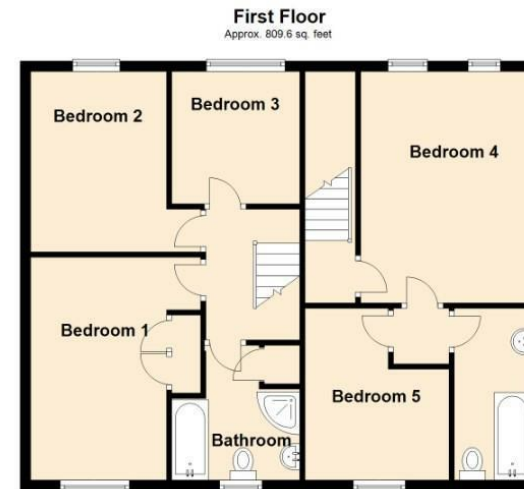
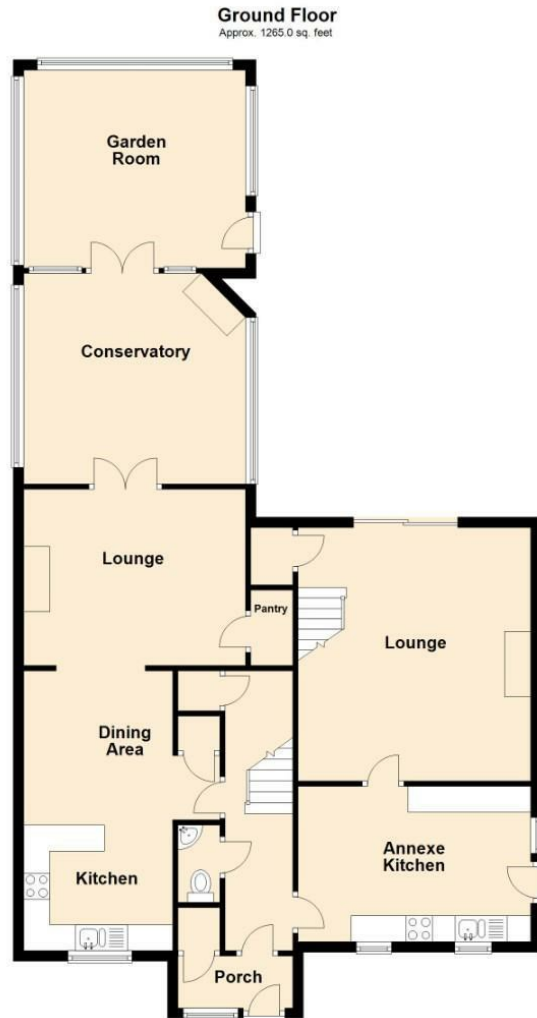
Having a local connection means that you have lived in Derbyshire or the Peak District for three out of the past ten years or that you have immediate family who have lived in the area continuously for the past three years. All other cases will be referred to the Director of Housing for the exercise of their discretion. When applying for consent the proposed purchaser should supply sufficient evidence to support their request. Examples include Council Tax or utilities bills, bank or credit card statements and signed contracts of employment.







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Total area: approx. 2074.6 sq. feet  
This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

