



GRANT'S
OF DERBYSHIRE

East Hill, East Bank, Winster, Nr Matlock DE4 2DT
Offers Around £395,000

We are delighted to offer For Sale, this handsome, double-fronted, stone-built townhouse which dates back to the mid 18th Century. This home is located just off the centre of this popular village of Winster and retains a wealth of character and original features throughout. This property is well known in the village as it was formerly a Butcher's shop. The property benefits from gas central heating and solar roof panels for the heating of hot water. The accommodation comprises; sitting room, dining room, utility area, kitchen, three bedrooms, a shower room and separate WC. There are gardens to front and rear along with a number of stone-built outbuildings. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



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 location 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-run 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

The property is accessed via the ornate wrought iron gate where the central, wide stone flagged pathway leads up to the multi-paned door which opens into the

Sitting Room 14'9" x 14'4" max (4.51 x 4.38 max)

A good sized reception room with a part quarry tiled floor at the entrance. There are secondary glazed, stone mullioned windows to the front aspect with original wood panelling, overlooking the front garden. A cast iron, ceiling mounted, Butcher's hook points towards this room's distant past as do the three etched windows to the rear aspect, adjoining the kitchen. There is a recessed cupboard to the side of the chimney and the staircase with exposed stone feature wall leads off to the first floor. There is a handsome, carved stone fireplace with a multi-fuel stove set within, on a quarry tiled hearth. Back at the front door, the door on the right leads into the

Dining Room 12'11" x 7'8" (3.96 x 2.35)

With secondary glazed, wood panelled, stone mullioned

windows to the front aspect and an open fire with stone surround and inset cast iron grate. A door leads through to the

Utility Area 7'8" x 5'0" (2.35 x 1.53)

With a tile-effect vinyl flooring and having a bank of storage cupboards with shelving, one of which houses the electric meter and modern consumer unit. There is a multi-paned window to the rear aspect and there is ample space here for an upright fridge/freezer. A part glazed door leads out the rear yard and garden. An opening leads through to the

Kitchen 14'11" x 6'10" (4.55 x 2.1)

With a traditional range of wall, base and drawer units with worktop over and inset 1.5 bowl acrylic sink with mixer tap. Integrated appliances include; dishwasher, eye level oven and grill, gas hob with extractor unit over. There is space and plumbing for a washing machine. There are three multi-paned windows to the rear aspect and a useful recessed cupboard, ideal for the storage of household cleaning appliances etc.

First Floor

On arrival at the first floor landing, the first door on the left leads into

Bedroom One 14'9" x 10'7" (4.5 x 3.25)

(Latter measurement taken to the front of the built-in wardrobes). A good sized double bedroom with a bank of fitted wardrobes having hanging rails and shelving over. There are secondary glazed, multi-paned windows to the front aspect.

Bedroom Three 15'0" x 5'5" max (4.59 x 1.67 max)

With three secondary glazed windows overlooking the rear garden. Back on the landing, a sliding door opens to reveal the

Separate WC 5'2" x 3'1" (1.59 x 0.96)

Fully tiled with a white two piece suite comprising of a wall mounted wash hand basin and a low flush WC. The "Worcester" gas combination boiler is located here also.

Shower Room 6'5" x 5'9" (1.97 x 1.77)

Half tiled and having a suite comprising of a low flush WC, pedestal sink and a fully tiled shower enclosure

with thermostatic shower fittings over. There is a chrome heated towel rail and an obscure glass window to the rear aspect.

Bedroom Two 12'8" x 10'4" (3.88 x 3.15)

A double bedroom with stone mullioned, secondary glazed windows to the front aspect. There is a vanity wash basin with storage cupboard beneath, shaver point and a useful overstairs recess with hanging rail and good storage for shoes/household items.

Outside

To the front of the property there is a cottage garden, having a variety of plants within its borders, divided by a wide, stone flagged central pathway, fully enclosed by the stone wall. Immediately to the rear of the kitchen there is a courtyard with a good sized, stone-built outbuilding (measuring 3.25 x 2.56m) which offers a number of potential uses. Steps lead up to the rear garden where we find a good sized, shaped lawn bordered with a variety of mature trees (including an apple tree) and plants. There are two further stone built outbuildings (measuring 4.56 x 1.6m and 1.27 x 1.15m respectively) and an aluminium greenhouse. The garden enjoys a good level of privacy and is West-facing thus enjoying the evening sunlight. A wooden side door gives access to a pathway at the the side of the property.

Directional Notes

On entering the village (arriving from Matlock), turn left off Main Street just past the old market hall into East Bank (for viewing it is advisable to park in any space available on Main St, near the Post office & General Store and walk up). Proceed up the hill the property will be found on the right hand side as identified by our For Sale sign.

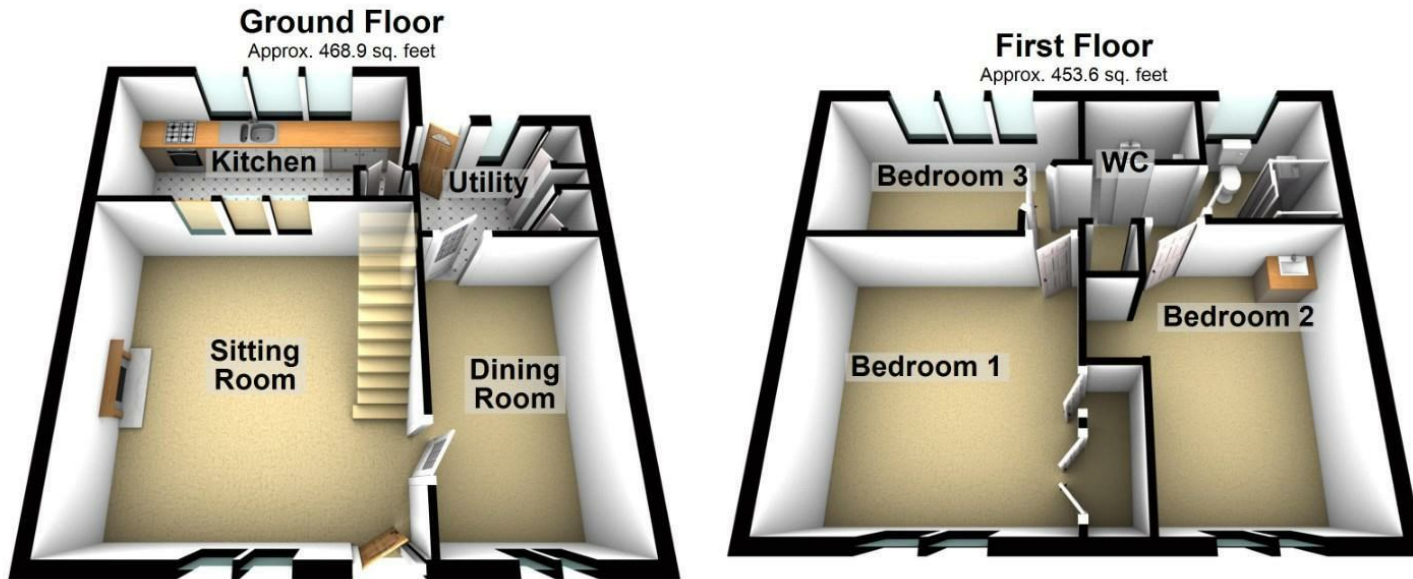
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2125 per annum.









Total area: approx. 922.5 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.

