



GRANT'S
OF DERBYSHIRE

The Mount East Bank, Winster DE4 2DS
Offers Around £290,000

We are delighted to offer For Sale, this detached, two double bed roomed bungalow which is located in the quaint and charming village of Winster. West-facing and located at the end of a private pathway with an adjacent field, this home occupies a plot of approximately 1/3 of an acre and enjoys a high level of privacy. Internally, this property briefly comprises; Hallway, Large Living Room, Kitchen, Family Bathroom & Two Double Bedrooms and has excellent potential to extend if desired. Outside there are enclosed tiered gardens to the front where you can enjoy spectacular far-reaching countryside views & superb sunsets in the evening. Viewing highly recommended. No upward chain.



Accessing the property

On-road parking can be found on East Bank & the property is accessed on foot. Passing the neighbouring properties pond & shed, a pathway leads to the side aspect of The Mount and in turn, the front. Steps lead to the front entrance door which opens into the:

Hallway

An 'L' shaped hallway which has doors to all rooms & a loft access hatch.

Bedroom 1 11'11" x 11'1" (3.65m x 3.40m)

A spacious double bedroom with a front aspect uPVC double glazed window which has the most spectacular countryside views.

Bedroom 2 11'10" x 11'1" (3.63m x 3.39m)

Currently utilised as a small sitting room, this room is also of double proportion, almost mirroring the size of Bedroom 1. With a side aspect uPVC double glazed window which overlooks the extra land and countryside views beyond.

Living Room 14'6" x 15'1" (measurement into bay window) (4.44m x 4.62m (measurement into bay window))

A larger than average room with a feature

gas fireplace and lovely bay window with spectacular countryside views.

Kitchen 11'3" (max) x 8'8" (3.45m (max) x 2.66m)

To the rear of the property with two uPVC double glazed windows and a rear entrance door. Fitted with a range of wood effect, wall, base and drawer units with a laminate worktop over, tiled splashbacks and an inset brown stainless steel sink with mixer tap. There's an AEG four ring gas burner hob with an AEG extractor fan over and an Electrolux electric oven beneath. There's also space for an under-counter fridge & space and plumbing for an automatic washing machine (both currently in situ). This room also has a spacious storage cupboard which also houses the hot water tank.

Bathroom 5'10" x 6'6" (1.78m x 2.00m)

A part tiled room with vinyl flooring and a rear aspect uPVC double glazed window with obscured glass. Fitted with a lime green and wood three piece suite consisting of a pedestal wash hand basin, low level flush WC and a panelled bathtub.

Outside & Parking

The property benefits from enclosed tiered gardens to the front, which are mostly laid to lawn with a central paved path and

bordering shrubs and plants. Here you can enjoy the most spectacular countryside views & superb sunsets in the evening. To the side of the property, there's a small greenhouse and adjacent field. Although this property doesn't have any parking, on-road parking can be found on East Bank, just a short walk from the property.

Directional Notes

From Darley Dale, follow the B5057 to Winster. Upon reaching Winster, follow 'Wensley Road', then turn left at 'The National Trust - Winster Market House' onto East Bank. Upon reaching the fork in the road on East Bank, keep left and follow the road up, passing 'Hope Cottage'. The road will bend and on the bend, a lane on the left hand side will lead to a couple of houses in the very top corner. You will see a small white 'PRIVATE' sign on a wall, follow this lane, passing the neighbours pond and shed. This will lead you to 'The Mount'. Please note, you cannot drive to The Mount, you will need to park on East Bank and walk to the property.

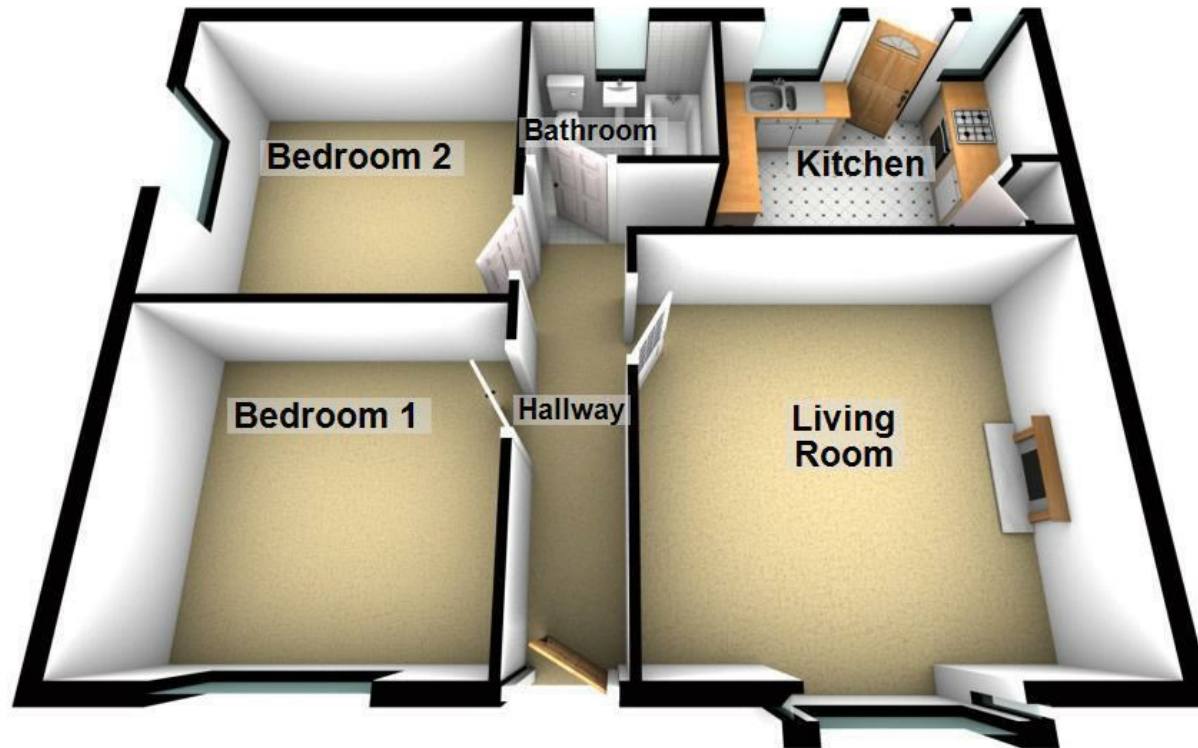
Council Tax Information

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





Ground Floor



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.

