



GRANT'S
OF DERBYSHIRE

Old Cottage East Bank, Winster DE4 2DT
Offers Around £265,000

Grant's of Derbyshire are delighted to offer For Sale this stunning 17th century semi-detached cottage in the much sought after village of Winster, situated in the Peak District National Park. This home is a real gem, just a short walk from the centre of the village. The property has been renovated to a very high standard and benefits from many original features, including traditional flagstone floors, sash windows, internal oak doors and exposed wooden beams. The accommodation comprises a shaker-style fitted kitchen, sitting room with large stone fireplace housing a wood-burning stove, wet room with walk-in shower and underfloor heating. On the first floor are two bedrooms, one beautiful, large room with exposed wooden beams, and another good sized double bedroom. This property is full of character, extremely well presented throughout, and benefits from gas central heating with smart controls. Old Cottage is currently a successful holiday let and would also make a wonderful home. No upward chain and viewing is highly recommended!



The Location

The conservation village of Winster is situated within the White Peak area of the Peak District National Park, it is a beautiful location, with a charming 17th century market house at its centre, and many more imposing 17th and 18th century houses throughout the village. 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. You will also find a primary school, garage, church and chapels, medical centre and a newly refurbished village hall that hosts a range of activity groups. Bakewell, Matlock, Chatsworth House and the Peak Rail Heritage Railway are all nearby and, for keen walkers and cyclists, the Limestone Way runs along the edge of the village. The Tissington and High Peak Trails, with bike hire available, both lie less than 5 miles from the village, it is a wonderful base for exploring the Peak District. Old Cottage is located on East Bank, a short walk from the centre of the village.

Ground Floor

To the front of the property the hardwood door with two glazed panels above opens into the

Hall 9'2" x 4'9" (2.8 x 1.45)

A light airy space with terracotta and black quarry tiled floor leads down some stone steps to the left into the kitchen, ahead to the shower room, and to the right leads into the

Sitting Room 12'4" x 11'5" (3.76 x 3.5)

A very attractive and welcoming, good sized room with a striking stone fireplace housing a wood-burning stove, that creates a fantastic focal point for the room. There are exposed wooden beams to the ceiling, continuation of the beautiful terracotta and black tiled floor from the hall, wooden sash windows to both the front and rear aspect, traditional Victorian style radiator, and solid oak door with a cast iron latch.

Dining Kitchen 11'5" x 10'11" (max) (3.49 x 3.33 (max))

Another beautifully light room, this kitchen has a great range of hand-built matching white shaker style wall and base units with a solid oak worktop and charming mixed pattern tiles. There is a white ceramic Belfast sink with swan neck mixer tap and integrated appliances include a washing machine, fridge with freezer compartment, dishwasher, four ring induction hob and electric oven with an extractor hood over. There is a wooden sash window with exposed wooden lintels to the front aspect and three more top-opening windows in the room. You'll also find plenty of room for a table and chairs for mealtimes. There is a stunning, original flagstone floor, traditional Victorian style radiator, and the room is well lit by ceiling downlights. A two door cupboard houses the two-year old combi boiler.

Wet Room 8'7" x 5'9" (2.63 x 1.76)

This contemporary wet room is fitted with a dual flush WC, sink with fitted cupboard underneath and walk in shower with large overhead shower head, plus wall mounted removable shower head. The room features modern white brick-style tiles with grey grouting and complementary floor tiles with underfloor heating. There is an extractor fan, ladder style towel rail radiator, heated and illuminated mirror and handy understairs cupboard.

First Floor

The staircase leads up from the hall into the

Bedroom One 18'3" x 12'11" (max) (5.58 x 3.95 (max))

A simply exquisite and very good-sized room, with a pitched ceiling and exposed wooden beams. There are two large windows to the front aspect letting in plenty of natural light and offering delightful views of East Bank. The room features a decorative stone fireplace, two traditional Victorian style radiators and lovely, time-worn wooden floorboards. There is the added feature of an open staircase leading up to this room, with a handsome wooden balustrade.

Bedroom Two 12'9" x 10'10" (max) (3.89 x 3.31 (max))

Another good-sized double bedroom with a wooden sash window to the side aspect. There are wooden floorboards, a traditional Victorian style radiator and you'll also find the loft hatch here.

Outside & Parking

There is a stone built bench to sit outside the property to take in the atmosphere of East Bank and you are just a short distance from your choice of walks around the village and beyond. There are a number of on-street parking options very near to the property.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1653 per annum.

Directional Notes

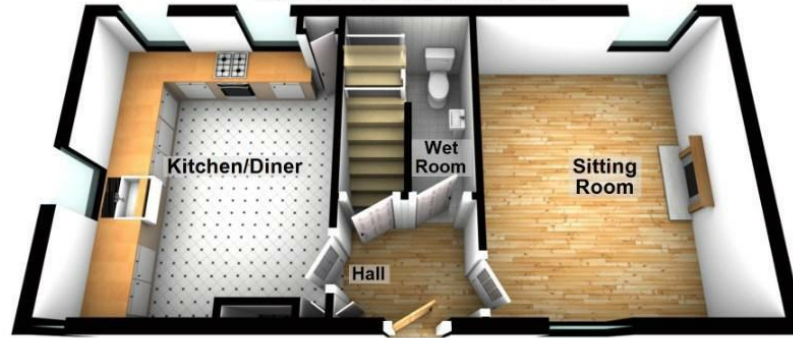
From our office at Wirksworth Market Place, proceed along Harrison Drive in the direction of Cromford. As you descend the hill to Cromford Market Place, turn left onto Water Lane just before The Greyhound Hotel and proceed in the direction of Newhaven and Buxton. Follow the Via Gellia Rd (A5012) for 4 miles and then turn right at the Holly Bush pub on to the B5056 heading for Bakewell. After about 2 miles take the right hand turn as signposted for Winster and follow the road down West Bank. Turn right onto Main Street, when you see the grocery shop on your left, take a right hand turn onto East Bank. Travel up East Bank for about 100 metres until you come to a fork in the road. Take the left hand fork to continue on East Bank where you will find the property on your left hand side where you will see the name 'Old Cottage' on the front of the house.





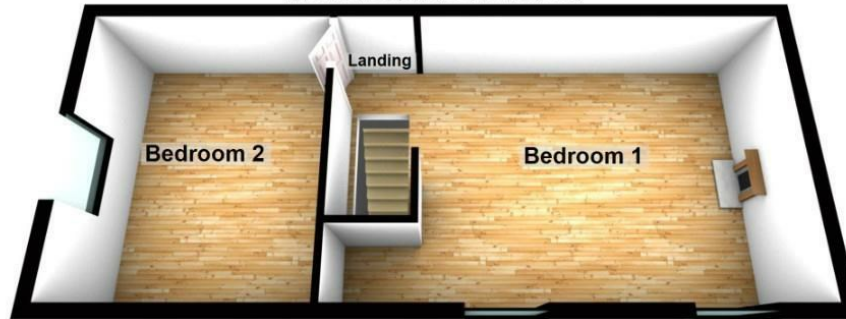
Ground Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 70.7 sq. metres (761.4 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.

