

## The Dower House Main Street, Winster, Matlock, DE4 2DH

Guide Price £1,250,000

Freehold



- A Superbly Presented, Characterful Grade II Listed Historic Property
- Reception Hallway/Dining Room & a Living Room
- Internal Hallway with Original Staircase & Cloakroom/WC
- Sitting Room & a Well-Appointed Breakfast Kitchen
- Sun Lounge, Rear Hall, Laundry Room & Boot Room
- Five/Six Double Bedrooms Over Two Floors
- Bathroom with a Modern Four Piece Suite
- Additional Bathroom & Shower Room
- Enclosed South Facing Garden with Garden Room
- Double Garage & Parking for Several Cars





## Summary

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The Dower House is an impressive, characterful house offering spacious and flexible accommodation over three floors. Constructed in the 1600s with later alterations and additions made in the 18th and 19th centuries. The property is listed Grade II for its historical and architectural importance.

Spacious, beautifully presented accommodation extending to over 3,500 sq ft including, on the ground floor, a reception hallway, a living room, internal hallway with original staircase, a cloakroom/WC, morning room/sitting room, sun lounge, breakfast kitchen, rear hallway, utility/laundry room and an external boot room.

There is a cellar and to the first floor a galleried split level landing, three double bedrooms one of which has an en-suite, plus a contemporary family bathroom and an additional bathroom.

On the second floor a characterful landing leading to two double bedrooms, a modern shower room and a hobby room/office/ bedroom six.

Outside is a delightful courtyard offering off road parking and leading to an enclosed south facing lawned garden with patio, pond, well stocked beds and a stone wall to the surround. An additional Garden Room overlooks the garden and has a variety of uses.

There is a double garage and additional parking.

An internal inspection is highly recommended to fully appreciate this characterful and spacious house which has been sympathetically improved to combine character, original features and contemporary additions.

# F&C

## The Location

Winstar is an historic limestone village near Matlock in the Peal District. The 17th century Market Hall is at the centre of the village, surrounded by a wealth of stone cottages and listed buildings.

Amenities within the village include a shop, cafe and traditional pubs whilst the surrounding countryside is a major asset with an abundance of walking and cycling routes nearby, including the Limestone Way and easy access to the Peak District countryside. Further facilities can be found in the nearby town of Matlock including bus and rail services.

## Accommodation

### On The Ground Floor

#### Reception Hallway/Dining Room

16'8" x 16'2" (5.10 x 4.94)

Approached from the courtyard area at the front of the house, the front door leads to an impressive reception with a feature stone fireplace with stone lintel housing a log burning stove. There is a flagstone floor contrasting with an oak floor, beams to the ceiling, sash windows to the front and an original leaded glass window to the side with stone mullions. There are shutters to the windows and the reception hallway leads to an impressive inner hall.



## Living Room

17'3" x 16'1" (5.26 x 4.91)

Featuring a Derbyshire gritstone fireplace with gas log effect fire, two central heating radiators and two triple windows with plantation shutters.



## Inner Hallway

18'11" x 6'7" (5.77 x 2.03)

Having a stone flagged floor, an exposed beam and stairs lead off to the first floor. A door leads to the rear accommodation.



### Cloakroom/WC

4'11" x 4'7" (1.52 x 1.42)

Appointed with a modern, two piece suite comprising a vanity wash handbasin with inset sink and mixer tap and a low flush WC. There is feature tiling to the sink surround and splash back, a chrome heated towel rail and a window to the side.



### Morning Room/Sitting Room

16'4" x 11'5" (4.98 x 3.50)

Having a feature fireplace with tiled hearth and surround housing a coal effect electric fire, two central heating radiators and sash windows to the front overlooking the courtyard with shutters.



## Breakfast Kitchen

16'4" x 13'10" (4.98 x 4.24)

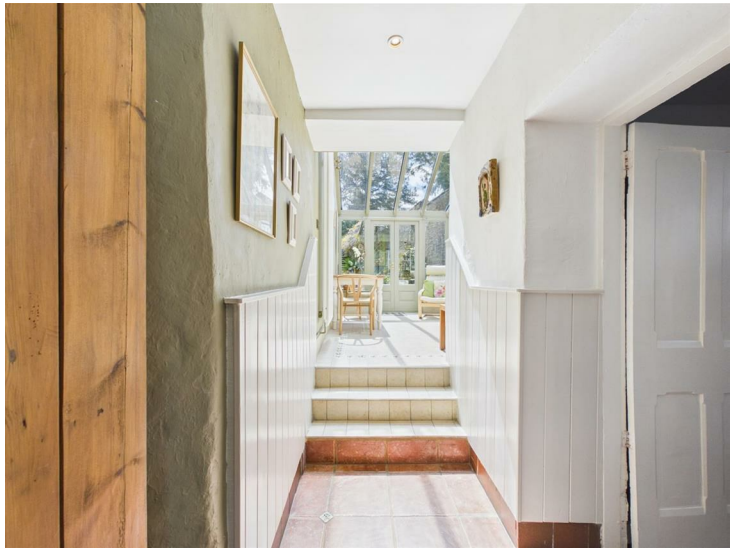
Comprehensively fitted with a range of hand-built base cupboards and drawers with a granite worksurface over and tiling to splashback areas. Appliances include a gas Aga, a free standing additional electric cooker, an integrated dishwasher and refrigerator. In addition, there is an island unit with wooden worktop and cupboards and drawers beneath. This extends to a breakfast bar with space for four diners. Having a terracotta tiled floor, an original recessed shelving unit, sash windows to the side and an additional dresser unit with drawers and cupboards beneath and wooden worktop. There is a built-in larder cupboard with light and power and shelving.



### Rear Hallway

9'8" x 7'6" (2.97 x 2.30)

From the kitchen a half glazed door leads to the rear hallway which has a terracotta tiled floor, a central heating radiator, feature half panelling to the walls, inset spotlighting and a triple, fitted larder unit which provides excellent storage facility. A half glazed door provides access to the side and steps lead to the sun lounge.



### Utility/Laundry Room

8'9" x 7'3" (2.69 x 2.21)

Having a tiled cold shelf and a range of hand-built cupboards and drawers with a wooden work surface over incorporating a Belfast sink with mixer tap. There is plumbing for an automatic washing machine, space a freestanding refrigerator and freezer. Having tiling to the walls and a range of shelving. There is a window to the side.



### Sun Lounge

12'1" x 9'10" (3.69 x 3.02)

Having a tiled floor, a vertical modern radiator, a pitched glass roof and double glazed French doors provide access to and views of the garden with windows to either side. Having a character window to the side with exposed stone surround.



### Boot Room (accessed externally)

8'0" x 6'7" (2.45 x 2.02)

Externally, via the rear entrance is a boot room which has light, power, an exposed stone lintel and tiled floor. There is a window to the side and ample space for storage.



### Cellar

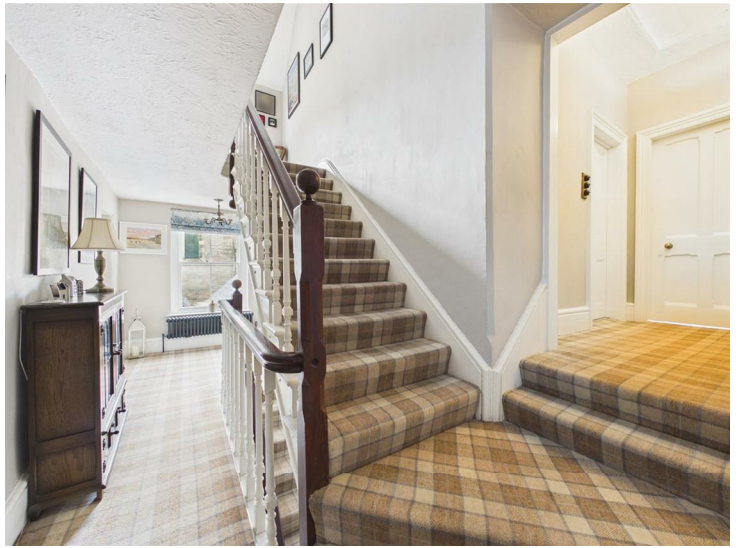
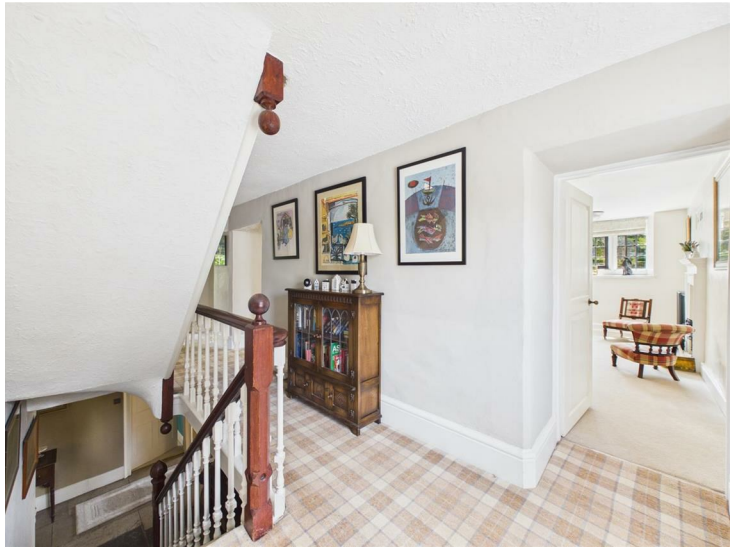
The cellar is accessed from the rear hallway and has light and steps leading down to a double vaulted cellar comprising two chambers with light and power

### On The First Floor

### Galleried Split Level Landing

7'1" x 3'8" (2.18 x 1.14)

Having a split-level landing with original staircase and rising to the second floor. There is a central heating radiator, a sash window and a built-in cupboard providing storage space.



### Bedroom Three

Having two triple recessed windows overlooking the rear garden with painted stone mullions, a feature fireplace with brass Fender, exposed timber beam to the ceiling and two central heating radiators. There is a vanity area with wall mounted sink and mirror. An additional door leads back to the hallway.



### Bedroom Two

16'7" x 9'7" (5.06 x 2.94)

Appointed with a range of fitted wardrobes providing excellent hanging and storage space. There is a vanity area with pedestal wash handbasin and mirror to the rear, a feature stone fireplace, two sash windows to the front and an original, leaded glass window to the side with stone mullions to the surround and a timber window seat. Having a central heating radiator.



### Bedroom Four

16'8" x 12'5" (5.10 x 3.79)

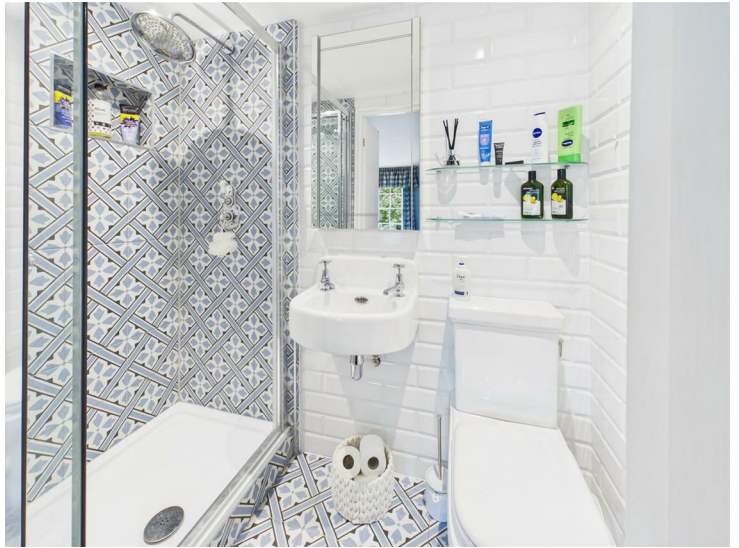
Appointed with a range of fitted wardrobes, drawers and cupboards providing excellent hanging storage space. There is a central heating radiator and two sash style windows. Having a feature fireplace with brass Fender.



### En-Suite

6'11" x 3'4" (2.11 x 1.04)

Fully tiled and appointed with a Burlington suite comprising walk-in shower cubicle with rainfall shower head and tiled recess, a wash handbasin with fitted mirror above, glass shelving and a low flush WC. Having recessed spotlighting to the ceiling, an extractor fan and a chrome towel radiator.



### Family Bathroom

10'6" x 6'11" (3.22 x 2.13)

Appointed with a modern Burlington suite comprising a walk-in, tiled shower cubicle with recessed shelving, glass shower screen and rainfall shower over, a freestanding footed bath with mixer tap, a vanity wash handbasin with useful cupboard beneath and a low flush WC. There is half panelling to the walls, a featured tiled floor, inset spotlighting to the ceiling, an extractor fan and a wall mounted, contemporary towel rail. Having a wall mounted mirror with lights to either side, two sash windows and a built-in cupboard houses the boiler (serving domestic hot water and central heating system) and providing excellent storage space.



### Bathroom Two

9'3" x 6'11" (2.82 x 2.11)

Appointed with a three piece suite comprise comprising a panelled bath, a pedestal wash handbasin with tiled surround and a low flush WC. There is additional tiling to the bath and toilets around, a tiled floor, a contemporary heated towel rail and two sash windows.



### On The Second Floor

### Galleried Landing

5'11" x 3'5" (1.82 x 1.05)

A galleried landing rises from the first floor and having a sash window to the side and a central heating radiator.



### Hobby Room/Office/Bedroom

16'11" x 16'0" (5.16 x 4.90)

Having two triple windows with original painted stone mullions to the side and plantation shutters, two central heating radiators, panelling to the walls and fitted furniture comprising a double built-in cupboard, a desk with useful cupboard space beneath and wall mounted cupboards with open shelving. Having an additional sash window to the side and a contemporary lifted ceiling with double glazed Velux style window allowing natural light. A door leads to bedroom one, which is also accessed from the landing.



## Bedroom One

16'2" x 8'9" (4.94 x 2.69)

Appointed with a range of fitted bedroom furniture comprising wardrobes and overhead cupboards which provide excellent hanging and storage space. There is feature panelling to the walls, an original leaded glass window with painted stone mullions to the surround and a window to the front. Having two central heating radiators. A door leads to the landing and hobby room.



### Bedroom Five

15'10" x 10'4" (4.84 x 3.16)

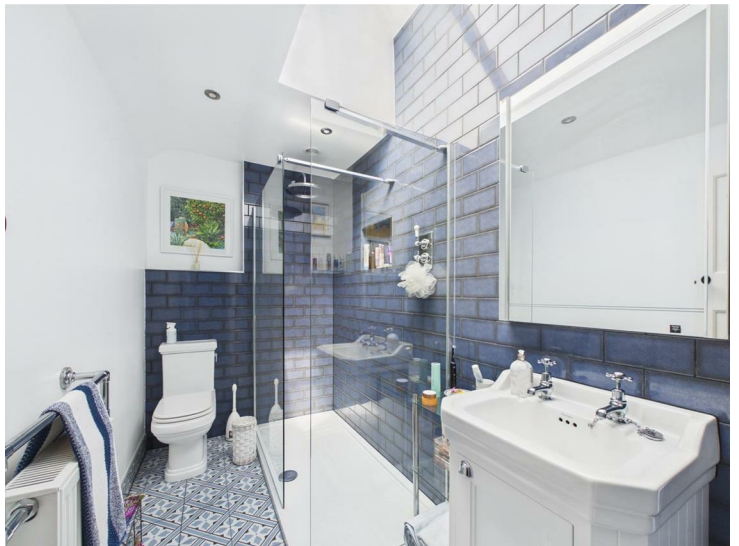
With an original fireplace with cast iron insert, panelling to the walls, a central heating radiator and a window to the front elevation.



### Modern Shower Room

9'5" x 5'1" (2.88 x 1.57)

Appointed with a three piece modern Burlington suite comprising a walk-in double shower cubicle with glass shower screen and rainfall shower which is fully tiled with tile recess. There is a vanity wash handbasin with useful cupboards beneath and a low flush WC. Having a wall mounted mirror, glass shelf, a double glazed Velux skylight window, inset spotlighting and an extractor fan.



## Outside

The Dower House is set behind stone walls and is approached via double timber gates with decorative wrought iron work. The double gates open onto a delightful, enclosed courtyard with flagstones and steps leading to a garden. The garden enjoys a south facing aspect and is mainly laid to lawn.



Garden



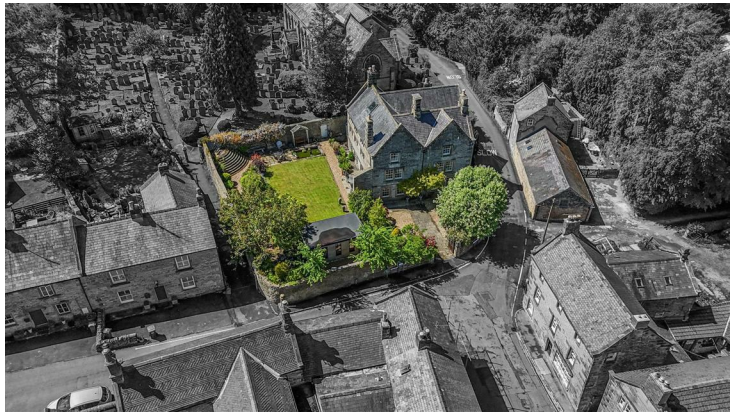
### Garden Room/Home Office

15'7" x 9'1" (4.76 x 2.79)

Having double glazed sliding doors, electric heating, a wood grain effect laminate floor, inset spotlighting and triple windows to the rear. This would make an excellent alternative working from home space and enjoys views of the garden.



### Aerial View



### **Double Garage and Off-Road Parking**

Separate from the house are two garages with up and over doors, light and power. There is additional parking in front of the garages.



**Council Tax Band G**



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
 4168 ft<sup>2</sup>  
 387.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: G  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	