



Gable House Winster



**Gable House
Winster
Derbyshire
DE4 2DJ**



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The Gables is a well presented, Grade II Listed stone built three bedroom semi detached property in the much sought after Peak District village of Winster.

Guide Price: £375,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Gable House

Location:

Gable House located within the extremely sought-after and historic village of Winster. The village has excellent local amenities within walking distance including a well-regarded primary school, public houses and village store with more comprehensive facilities only a short drive or bus ride away in the towns of Bakewell (6.5 miles) and Matlock (5 miles). Ashbourne (12 miles), Chesterfield (12 miles) and Derby (20 miles) are also very accessible with good links to the A38 and M1. The property is located in the Peak District National Park which offers fantastic walks, scenery and numerous outdoor activities. Sought after secondary schooling is found nearby with Lady Manners School and St Anselms are in the town of Bakewell.

Description:

The sale of Gable House provides an attractive opportunity to acquire a well presented three bedroom property in a much sought after village, the property benefits from a rear courtyard garden providing low maintenance outside space with excellent privacy.

The property would be ideal for owner occupation or investment purposes.

The property lends itself to those seeking rural village life with the convenience of the A6 being close-by for commutability, and offers the luxury of being nestled within the Peak District National Park.

Directions:

From Darley Dale, turn onto Station Road, and continue on this road, through the villages of Darley Bridge and Wensley, the next village is Winster, continue past the School on the left hand side, after approximately 400 metres further the property will be on the right hand side, shortly after the Winster Village Shop.

What3Words///photos.illogical.contain

Accommodation

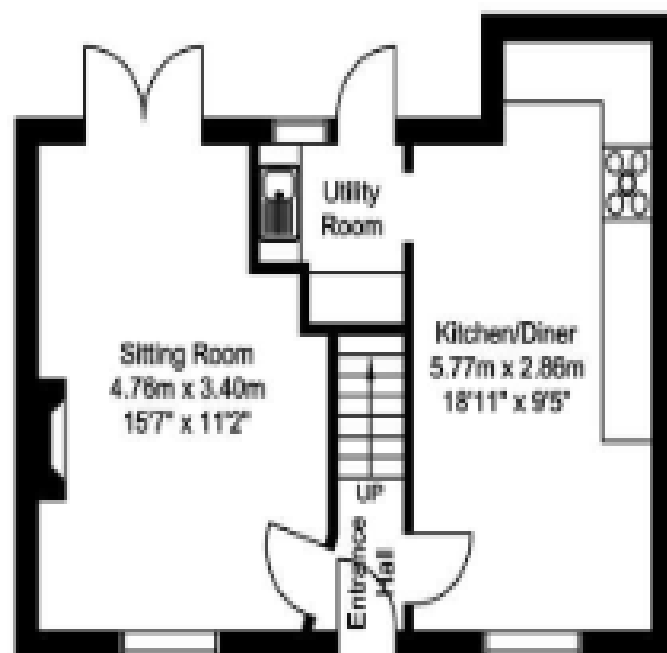
Gable House is entered into an entrance hall, with Dining Kitchen, utility space and Sitting room entered from there, with stairs elevating to the first floor, where two Bedroom, Family bathroom and laundry room are housed, the second floor then hosts two further bedrooms and shower room.

Externally

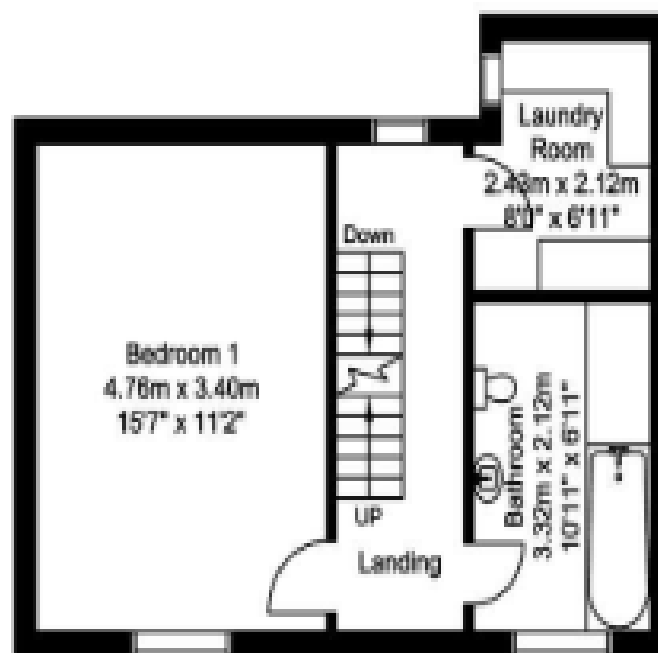
Gable House benefits from a rear courtyard garden, which presents a low maintenance space, entered internally.



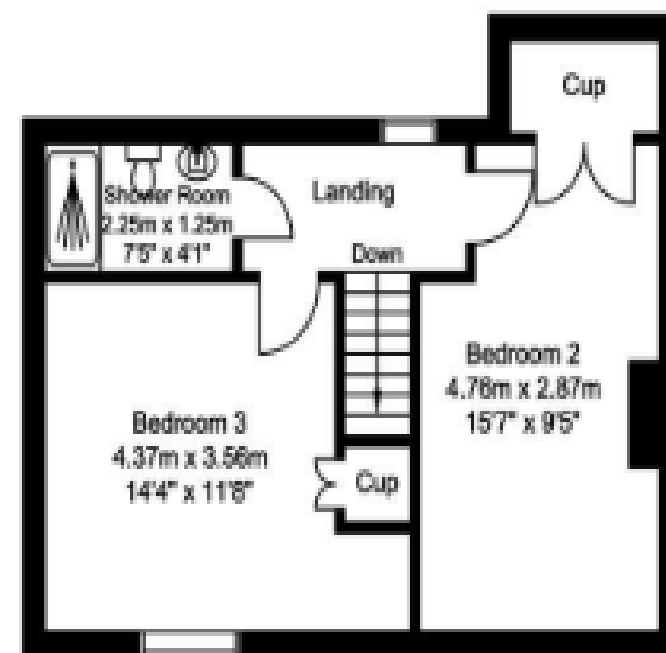
Ground Floor
37 sq m/398.26 sq ft
Approx.



First Floor
37 sq m/398.26 sq ft
Approx.



Second Floor
37 sq m/398.26 sq ft
Approx.



General Information

Services:

The property benefits from mains services.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: E **EPC Rating:** E

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

The property is offered by Private Treaty

Vendor's Solicitors:

TBC

Broadband Connectivity:

It is understood that the property benefits from a good broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.



Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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