



Sally Botham
ESTATES



STONEHEATH
Main Street, Winster, DE4 2DJ
£350,000

A delightful stone-built Georgian end-of-row cottage-style property, ideally located at the centre of the popular village of Winster. With accommodation set over three floors, this characterful, Grade II Listed property retains many original features, and offers: three double bedrooms, main with ensuite; family wet-room shower; sitting room; and dining kitchen. There is an enclosed rear yard.

Winster is a quaint and picturesque village nestling on a hillside in The Peak District National Park. It has winding side streets of delightful stone-built cottages leading off Main Street, and there are a wealth of historic buildings including an early market house under the care of the National Trust – notably the first property in the Peak District to be acquired by the Trust. The village was made a Conservation Area thanks to its beautiful traditional limestone architecture and rich mining heritage. The village amenities include shop, post office, pubs, church, and medical centre. The towns of Bakewell (6.4 miles) and Matlock (5 miles) are just a few minutes' drive away and the village is within commuting distance of the cities of Sheffield, Nottingham, and Derby.

01629 760899
sallybotham.co.uk



Entering the property via a panelled entrance door which opens to:

ENTRANCE HALL

With quarry tiles to the floor, exposed beams to the ceiling and a central heating radiator. A pine panelled door opens to:

SITTING ROOM

Having a front-aspect sliding sash window overlooking Main Street. The room has original exposed beams to the ceiling with a heavy central beam, and a fine feature fire opening with a dressed stone surround and raised hearth, housing a log-burning stove. A staircase rises to the upper-floor accommodation with a useful under-stairs storage cupboard. The room is illuminated by wall lamp points. There is a central heating radiator with a thermostatic valve, telephone socket with broadband facility, and a display niche. A panelled door leads to:

DINING KITCHEN

With dual-aspect windows, the rear window overlooking the enclosed yard. The room has ceramic tiles to the floor, original exposed beams to the ceiling with a heavy central beam, and exposed timber lintels to the windows. The kitchen is fitted with a range of units in a pine finish, with cupboards and drawers beneath a roll-edged worksurface with a tiled upstand. Set within the worksurface is a one-and-a-half bowl sink with mixer tap, and a four-burner gas hob, beneath which is a fan-assisted electric oven. Beneath the worksurface, there is space and connection for an automatic washing machine. Sited within the room is the gas-fired boiler, which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve, downlight spotlights, and ample space for a family dining table. A broad opening leads to:



PANTRY SPACE

Having a worksurface with a storage cupboard and drawer beneath, and a space for an under-counter fridge.

From the dining kitchen, a pine panelled door opens to:

REAR ENTRANCE LOBBY

Where a hardwood stable-style entrance door opens onto the rear of the property. There is coat hanging space and ceramic tiles to the floor, following through from the kitchen.

From the living room, a quarter-turn staircase rises to a half-landing, where steps rise to:



FIRST-FLOOR LANDING

A split-level landing, having pine panelled doors opening to:

BEDROOM TWO

With a front-aspect sliding sash window, and original exposed beams to the ceiling with a heavy central beam. There is a central heating radiator with thermostatic valve.

BEDROOM THREE

Having a rear-aspect casement window overlooking the enclosed yard. The room has a central heating radiator.

FAMILY SHOWER ROOM

Being fully tiled with a ceramic tile floor, and having a suite with: wet-room-style shower with monsoon-style rain head; pedestal wash hand basin; and close-coupled WC. There is a chrome-finished ladder-style towel radiator. The room has a rear-aspect window with obscured glass, set within an exposed stone surround.

From the first-floor landing, steps rise to a quarter-landing with a side-aspect window, where further steps rise to:

BEDROOM ONE

A spacious double room with a front-aspect sliding sash window, central heating radiator with thermostatic valve, and built-in wardrobe with hanging rails. A pine panelled door opens to:

EN SUITE BATHROOM

Having a ceramic tile floor, and suite with: panelled bath; pedestal wash hand basin; and close-coupled WC. The room has a chrome-finished ladder-style towel radiator and downlight spotlights.

OUTSIDE

To the rear of the property is an enclosed flagged courtyard with a personnel gate opening onto the side of the property, giving access to the street. There is an outside hot and cold water supply. The neighbouring property has a right of way over the yard.



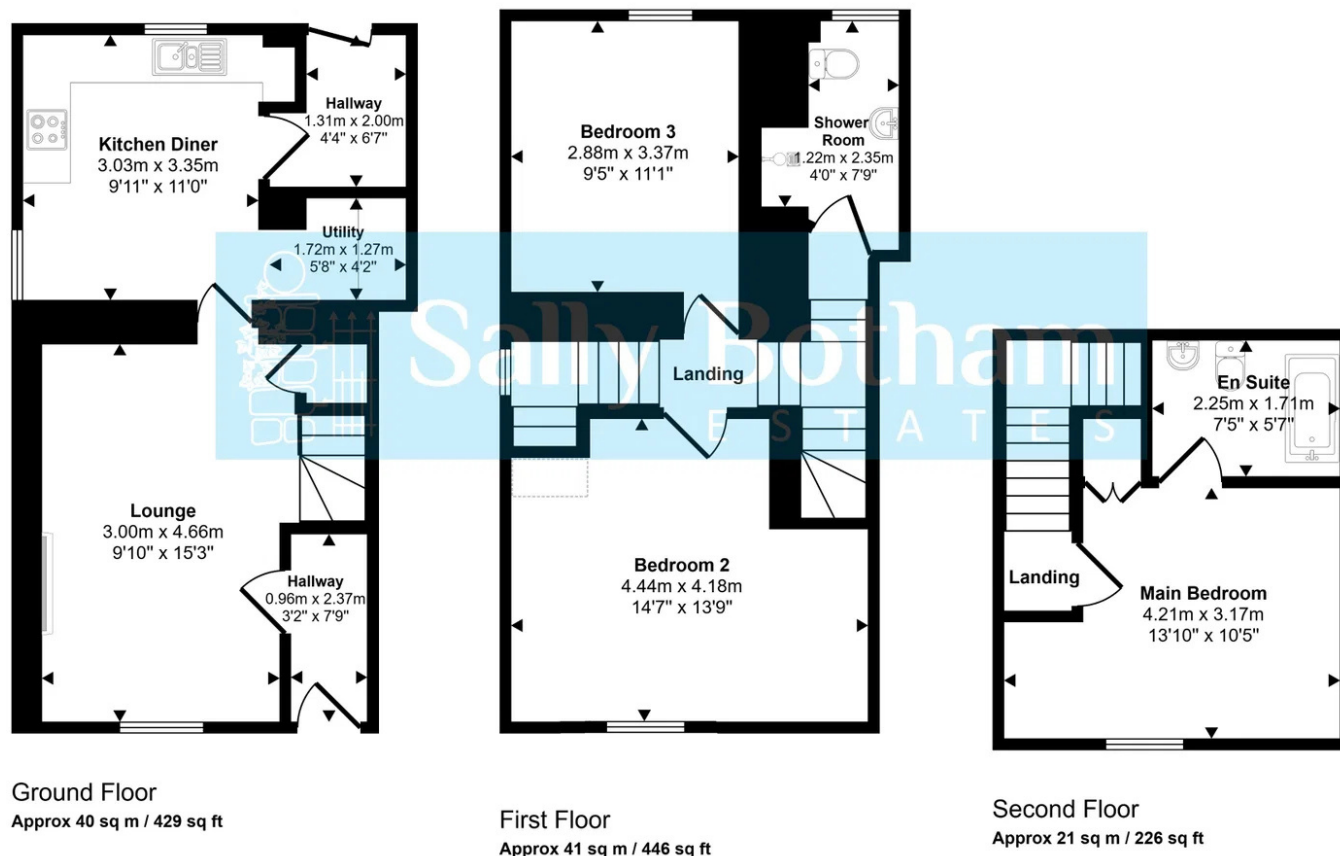
SERVICES AND GENERAL INFORMATION

- Mains electricity, gas, water and drainage are connected to the property.
- For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
- For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'C'

Approx Gross Internal Area
102 sq m / 1100 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.