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Hill Cottage West Bank, Winster DE4 2DQ
Offers Around £385,000

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Grant's of Derbyshire are delighted to offer For Sale this charming detached cottage in the sought after village of Winster in the Peak District National Park. This home enjoys an elevated position and the views from the cottage, and especially from the rear terraced garden, are simply stunning! The whole property was completely refurbished and extended in 2005 and the accommodation now comprises fitted kitchen, large living room with multi-fuel stove, cloakroom and downstairs WC. On the first floor are two good sized double bedrooms and a family bathroom. Maintaining plenty of character, the cottage is also extremely well presented throughout and benefits from hardwood double glazed windows, gas central heating as well as underfloor heating on the ground floor. Some items of furniture are available to purchase by separate negotiation. No Upward Chain. Viewing Highly Recommended!

The Location
The conservation village of Winster is situated within the White Peak area of the Peak District National Park and is an extremely pretty place, with a charming 17th century market house at its centre, and other imposing 17th and 18th century houses, many, three storeys high. 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. Bakewell, Matlock, Chatsworth House and the Peak Rail Steam Railway are all nearby and, for keen walkers and cyclists, The Limestone Way runs along the edge of the village. The Tissington and High Peaks walking and cycling trails, with bike hire available, both lie less than 5 miles from the village, a wonderful base for exploring the Peak District. Hill Cottage is located just off the West Bank, enjoying an elevated position with delightful views down over the village and beyond.

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

Living Room 16'9" x 12'4" (5.11m x 3.76m)
This is a most welcoming reception room with the focal point being the attractive fireplace which houses the Clearview multi-fuel stove upon a raised stone hearth. The fireplace itself is quite unique being made of pink stone from the nearly Birchover Quarry. There are oak beams to the ceiling and a beautiful stone flagged floor with fully insulated underfloor heating. The room is lit by dimmable wall lights and there are two windows to the front aspect as well as one to the rear. A doorway opens to the staircase which leads up to the first floor and a further door to the rear provides access to the cloakroom. Towards the front of the room is a most useful understairs storage cupboard and adjacent to this is the door opening into the

Kitchen 11'8" x 11'1" (3.58m x 3.40m)
Refitted in 2015, this kitchen has a good range of wall and base units with wood effect work surfaces and complimentary tiled splashbacks. There is a ceramic Villeroy & Boch one and a half bowl sink with swan neck mixer tap and integrated appliances include the washing machine, fridge, freezer, double electric oven and four ring gas hob. Above this is the cooker hood which is externally vented. As well as having under unit lighting there are inset LED spotlights and a dimmable light above the table. The floor is tiled and once again has the benefit of underfloor heating and insulation. There is another substantial stone fireplace with raised hearth which is currently decorative but having a Class A chimney it is capable of accomodating a wood burning stove.
To the front aspect is a window and to the side a hardwood glazed stable style door opens out to the exterior.

Cloakroom 5'10" x 4'8" (1.80m x 1.44m)
Accessed via the door at the top of four stone steps leading up from the living room is this cloakroom with exposed wooden floorboards and a window to the side aspect. There is a built-in cupboard with fitted shelves and adjacent to this is ample space for the hanging of coats and storage of footwear. From the cloakroom a door opens to the

WC 6'4" x 4'3" (1.95m x 1.30m)
With tiled flooring and lit by wall lights, this room is fitted with a low flush WC and a pedestal wash hand basin. There is also the benefit of a heated towel rail and a neat storage cupboard to the right hand side of the basin.

First Floor
The staircase leading up from the living room reaches the

Landing
With a window to the front aspect and doors opening to the two bedrooms and the bathroom.

Bedroom One 11'5" x 11'2" (3.49m x 3.41m)
This is a good sized double bedroom with a pitched ceiling and exposed beams. It is bright and airy with plenty of natural light flooding through the windows to the rear and side aspect. From the side window is a particularly pleasant view over the rooftops towards Winster itself and the hillside beyond.

Bedroom Two 12'5" x 10'9" (3.81m x 3.30m)
This is another good sized double bedroom which has a window to the front aspect.
From this room there is access to the fully boarded loft storage area which also has the benefit of fluorescent lighting and power sockets.

Bathroom 8'10" x 5'2" (2.70m x 1.60m)
This part tiled bathroom is fitted with a four piece suite comprising dual flush WC, panelled bath, pedestal wash hand basin and a shower with a separate cubicle. Double doors open to the airing cupboard which provides useful storage space and also houses the condensing combi Baxi central heating boiler. There is an opaque glass window to the rear aspect. The mirrored bathroom cabinet above the sink is built into the wall with neat storage behind it. There is an extractor fan and a wall mounted ladder style towel rail.

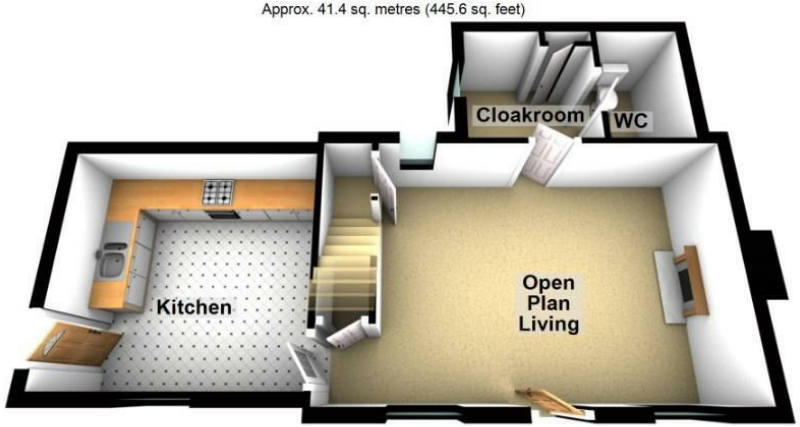
Outside
The outside space with this property is truly delightful! Presented over several levels it really does take full advantage of the space and views. The elevated sunny breakfast patio close to the kitchen has views over the village towards Stanton Moor. Lights illuminate the path which leads up past the mature cottage garden with fruit bushes, mini pond and water feature, to the uppermost point where there is the perfect spot to sit and enjoy the most stunning and far reaching view. At the mid level is a flagged sun patio upon which is a summer house and from this position the outlook is of Longstone Edge and the adjoining countryside. There are two under patio, outside storage areas, with the one opposite the kitchen door having power and an outlet for a tumble dryer. The shed also benefits from electrical power sockets and fluorescent strip lighting. There are also outside taps - cold and hot - ideal for washing muddy boots or dogs!

Council Tax Information
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1771.54 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 along here 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 Winster and follow the road down West Bank. After a short distance there is a converted chapel on the right hand side. If driving, park on the road side as close to here as possible. Climb the steps to the right of the chapel (directly opposite a property called Rose Cottage), turn left at the top and Hill Cottage is the second house on the right hand side.

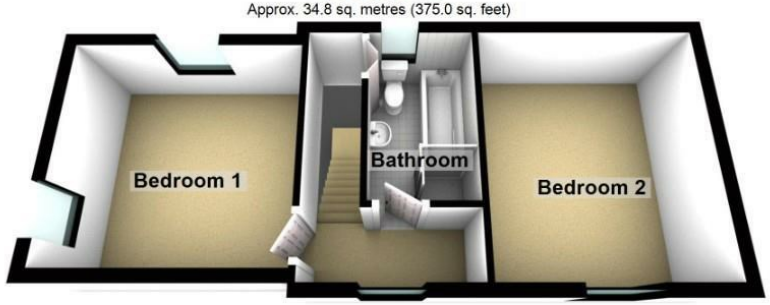
Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



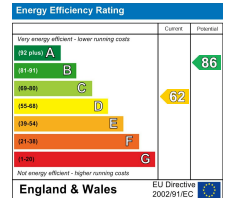
First Floor

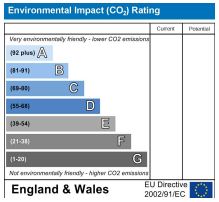
Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.6 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.

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