



GRANT'S
OF DERBYSHIRE

Chimney Cottage, East Bank, Winster DE4 2DT
Offers Around £299,995

Enjoying an elevated position within the sought after village of Winster in the Peak District National Park is Chimney Cottage, a traditional stone built property dating back to the 1800s, full of character and charm. This home enjoys an elevated position and the views from the cottage, and especially from the secluded and fully enclosed rear garden, are simply stunning! The accommodation itself briefly comprises entrance hallway, dining kitchen, sitting room, snug, utility room and cloakroom. To the first floor are two double bedrooms and a Jack and Jill style family bathroom. There is additional useful space in the loft. The cottage benefits from gas central heating and double glazing. No Upward Chain. Viewing Highly Recommended!



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. Chimney Cottage is located between East Bank and West Bank, enjoying an elevated position with delightful views down over the village and beyond.

Ground Floor

To the front of the cottage is a wooden door opening into the

Entrance Hallway

Having wooden flooring and a wooden staircase leading up the first floor. A door to the right opens to the dining kitchen and through an archway to the left is an inner hallway area. This has a window to the front aspect and doors accessing the sitting room, snug and the guest cloakroom. In addition, double doors open to a built-in cupboard which houses the Worcester Bosch combination boiler which services the hot water and the central heating system.

Dining Kitchen 15'2" x 12'10" (max) (4.64m x 3.93m (max))

This is a good sized room with laminate flooring and exposed ceiling timber. The kitchen area is fitted with a range of wall and base units and roll top work surfaces. Integrated appliances include the electric oven and the four ring gas hob with extractor over and there is under counter space for a fridge. The inset sink with mixer tap is ideally located beneath the sash window to the front aspect looking out onto the courtyard. Ample space is available to the rear of the room for a table and chairs.

There is a useful understairs storage cupboard and on the opposite side of the dining area is a door, and a step down, into the

Utility Room 6'4" x 5'6" (1.95m x 1.70m)

With a small window to the front aspect, exposed ceiling timber and fitting shelving. There is space and plumbing for a washing machine as well as space for a tumble dryer.

Guest Cloakroom 3'8" x 2'9" (1.14m x 0.86m)

Fitted with a low flush WC and a corner wash hand basin with tiled splashback.

Sitting Room 13'9" x 9'6" (4.20m x 2.90m)

This sitting room is full of character from the vaulted ceiling with exposed beams to the thick stones wall. The stone fireplace with stone mantel and raised hearth provides a pleasant focal point and houses the gas log burner style stove. A glazed door opens out on to the courtyard and the adjacent window allows a delightful outlook. A loft style hatch in the vaulted ceiling opens to a carpeted storage area.

Snug 10'1" x 9'6" (3.08m x 2.92m)

A cosy room with wooden flooring and inset shelving. To the rear is a part glazed door opening to the exterior where steps lead up to the fully enclosed outside space.

First Floor

The stairs leading up from the entrance hallway reach the

Landing

With a Velux window to the rear aspect and wooden doors to each side opening to the bedrooms.

Bedroom One 15'3" x 9'10" (4.67m x 3.02m)

This is a spacious double bedroom which feels light and airy due to being dual aspect. To the side aspect is a sash window and to the front is a casement window, both with window seats, and both allowing fantastic far reaching countryside views. There are exposed beams to the ceiling and the open fireplace with stone mantel provides more character. A wooden door opens to the Jack and Jill style bathroom.

Bedroom Two 9'4" x 9'2" (2.86m x 2.80m)

This second double bedroom has a vaulted ceiling with exposed beams. As well as the window to the rear aspect there is a Velux roof light. A wooden door opens into the

Bathroom 11'5" x 5'10" (3.50m x 1.78m)

This bathroom is accessed from both bedrooms and is fitted with a three piece suite comprising dual flush WC, pedestal wash hand basin with tiled splash back and a panelled bath with thermostatic shower over. The flooring is tiled and there is an opaque glazed sash window to the front aspect.

Within the bathroom is a wooden door opening to stairs that lead up to the

Loft Area 10'0" x 7'3" and 7'1" x 6'9" (3.07m x 2.23m and 2.18m x 2.08m)

Split into two areas, having power and light, and a Velux window to the rear aspect.

Outside

To the front of the cottage is a most pleasant paved courtyard area. This is a delightful place in which to sit and enjoy the panoramic views.

Steps from the rear of the property lead up to the main outside space which is fully enclosed with a good degree of privacy. It has a circular paved patio area, perfect for alfresco dining. The views over the village towards the countryside beyond are spectacular.

Council Tax Information

As the property is currently run as a holiday let it is exempt from council tax but it previously fell within Council Tax Band C which is currently £1379.32 per annum. This is with Derbyshire Dales District Council.

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. About half way down the hill, park just before 'The Old Shoulder of Mutton' and walk up the tarmac pathway with metal railing. Pass 'The Hayloft', 'Ivy Cottage' and 'Chimney Cottage' can be found after a short distance on the right hand side.







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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(B1-61) A	81	(B2-61) A	
(B1-61) B	51	(B1-61) B	
(B9-40) C		(B9-40) C	
(D5-40) D		(D5-40) D	
(D9-44) E		(D9-44) E	
(D1-38) F		(D1-38) F	
(I-20) G		(I-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	