

**THE OLD HOUSE
MAIN STREET
WINSTER
NR MATLOCK
DERBYSHIRE DE4 2DJ**



O A £575,000

An elegant period family home of rare merit standing at the heart of this highly regarded Peak District village.

Enjoying a central village position, this Grade II Listed residence is deemed of architectural and historic interest and stands with the rare advantage of good sized gardens and opportunity for private off street parking. The principal house is of Georgian origin standing three storeys and extending into an adjoining former two storey cottage. With five bedrooms, three reception rooms and three bathrooms the accommodation is generously proportioned with the versatility to accommodate most family needs. Period features are retained, whilst the house has seen modernisation at different times and offers scope for further cosmetic improvement as may be required.

Winster lies amongst the delights of the Derbyshire Dales and Peak District National Park countryside and is well renowned as a former centre for the lead mining industry and retains a host of character buildings and thriving village community. There is a local primary school, public houses and village shop. The local road network leads to the neighbouring market towns of Matlock five miles, Bakewell six miles and Ashbourne eight miles. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Elegant period family home
- Grade II Listed
- Highly regarded Peak District village location
- Good sized gardens
- Opportunity for private off street parking
- 5 Bedrooms
- 3 Reception rooms
- 3 Bathrooms
- Period features retained
- Viewing highly recommended



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ACCOMMODATION

Sheltered beneath a corbelled stone arch canopy, a period panelled door, with brass knocker and cast furniture, opens to an **entrance hall** with a coloured quarry tiled floor which leads through to a **rear hall** with black and white chequered tiles raised to a stone step. Stairs lead off to the **first floor**, there is a multi paned window facing the rear patio garden, deep **under-stair store** and doors leading off to the **kitchen** and **reception rooms**.

Sitting Room – 4.6m x 3.68m (15' 2" x 12' 1") the longer measurement not including the curved bay window facing Main Street. There is a cut stone fireplace with solid fuel grate, built in display shelving above a low level cupboard, two ceiling beams and four wall light points.

Dining Room – 4.61m x 3.12m (15' 2" x 10' 3") featuring a continuation of the black and white tiled floor from the hall, single ceiling beam, feature cut stone fireplace, shelved recess and window to the front.

Living Room – 6.43m x 3.34m (21' 1" x 11') a light room benefitting from good natural light with a multi-paned window to the front and fully glazed door with glass panels either side which leads to the rear patio. Again, there are substantial ceiling beams, a modern stone fireplace with solid fuel grate, exposed stone quoins to two doorways and a particularly interesting stone recess within what used to be an outside wall.

Leading off is a:

WC/Wet Room adapted as a wet room to provide useful ground floor bathroom accommodation. There is full height ceramic tiling to three walls, tiled floor, shower area with electric shower plus low flush WC and pedestal wash hand basin. A part glazed door gives external access directly from the rear.

Kitchen – 3.1m x 2.88m (10' 3" x 9' 6") accessed off the rear hall by the foot of the stairs and including a range of hand made cupboards and drawers and would benefit from updating. Work surfaces incorporate a stainless steel sink unit and there is plumbing for an automatic washing machine, gas cooker point and as a feature, a period cut-stone fire surround. A window and half glazed door overlooks the attractive patio courtyard at the rear.

Stairs, with panelling to dado height and oak balustrade, rise in a dog leg fashion to the first floor. Traditional six panelled doors lead off to:

Bedroom 1 – 3.76m x 3.7m (12' 4" x 12' 2") with **built in store**, multi-paned sash window to the front and pedestal wash hand basin.

Bedroom 2 – 4.7m x 4.51m (15' 6" x 14' 10") a generous double room with fitted furniture including wardrobes and vanity surface with wash hand basin. Two front facing sash windows allow good natural light.

Bedroom Suite 3 – 6.64m x 3.36m (21' 10" x 11') overall. Currently partitioned by built in book shelving and storage to divide the room, currently utilised as a **dressings room** facing the rear and a double bedroom facing the front. Off the bedroom to the front, is an:

En-Suite Bathroom fitted with a white suite to include panelled bath, pedestal wash hand basin and low flush WC.

Family Bathroom – 3.1m x 2.88m (10' 3" x 9' 6") well proportioned and including a pedestal wash hand basin, low flush WC and panelled bath together with built in storage within which is set the gas fired combination boiler serving the central heating and hot water system.

From the landing, a further flight of stairs lead to the **second floor**, opening directly to:

Bedroom 4 – 4.84m x 3.78m (15' 11" x 12' 5") with twin ceiling beams and window overlooking Main Street. A dividing doorway leads to:

Bedroom 5 – 4.8m x 4.42m (15' 9" x 14' 6") with two sash windows overlooking Main Street and a third window to the side. Two ceiling beams and access to the **roof void**.

OUTSIDE

Completing this well balanced family home are good sized gardens at the rear of the property which include the opportunity to create off street parking, each being quite rare benefits for central village property. Adjacent to the

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house, is a broad paved patio courtyard sheltered within mature herbaceous borders which are well stocked to provide privacy, colour and interest through the seasons. Walking through the patio, a path leads to a larger area of lawned garden, principally level and offering ample opportunity for children and family recreation. At the head of the garden is an area of hardstanding, believed to be the site of a former garage and to which there is the benefit of a vehicular right of way across neighbouring land through the rear boundary.

The Old House proudly fronts Main Street and integral to the front elevation on one side, is a small **walk-in store**.

Note: adjoining the property's kitchen protrusion at the rear, is an adjoining two storey barn which is in the ownership of the neighbouring property.

TENURE – Freehold.

COUNCIL TAX – Band F.

SERVICES – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock take the A6 north towards Darley Dale turning left just passed St Elphins Park into Old Road. Passing Red House Stables, proceed to the crossroads before turning left again and proceeding across Darley Bridge, up through Wensley and on into Winster. On entering Winster, follow Main Street towards its end, and the property can be found on the right hand side identified by the Agent's For Sale board.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9619



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