

**YEW COTTAGE
WEST BANK
WINSTER
NR MATLOCK
DERBYSHIRE DE4 2DQ**



O A £300,000

A charming detached stone built cottage offering spacious two bedroomed accommodation, presented to an excellent standard throughout.

Nestling off the centre of a highly sought after Peak District village, this most charming character cottage offers an excellent opportunity as a family home, for the retiring or professional couple or perhaps those seeking second home or holiday accommodation.

Built of local stone beneath a stone tiled roof, the property's origins are believed to date from the mid 18th century. Typical period features including beamed ceilings and stone fireplaces are complemented by an up-to-date finish following recent refurbishment. There is spacious living and dining accommodation, a well fitted and equipped kitchen, two double bedrooms, bathroom plus a separate shower room at ground floor level. Externally there are landscaped patio gardens and storage options.

Through recent years the property has been utilised to offer guest accommodation and is offered for sale fully furnished which may prove a benefit to those seeking a holiday let investment or perhaps the first time buyer.

Winster lies within the eastern boundaries of the Peak District National Park surrounded by the delights of the Derbyshire Dales countryside. The village boasts a thriving community which supports a number of local groups as well as a church, two public houses, village shop, post office, dispensing surgery not to mention a well respected primary school. Good road communications lead to the neighbouring townships of Matlock, Bakewell, Chesterfield and Alfreton with the cities of Derby, Nottingham and Sheffield all within daily commuting distance.

- Spacious detached cottage
- Two bedrooms
- Two bathrooms
- Sought after village location
- Recently refurbished and upgraded throughout
- Outside store
- Adjacent common parking
- Attractive patio garden
- Viewing highly recommended



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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

A multi-paned panelled front door opens to a flagged **hallway** with coat hanging, stairs rising to the **first floor** and a stable style door, with leaded glazed top half, opens to the:

Fitted Kitchen – 2.89m x 2.89m (9' 5" x 9' 5") extensively fitted with a range of modern cupboards and drawers plus oak block work surfaces which extend around a Belfast sink. With undercounter built in oven with black ceramic hob above and contemporary steel and glass extractor fan over. Plumbing for an automatic dishwasher, additional basket storage, heated towel rail together with a period beamed ceiling and multi-paned window to the side.

Dining Area – 3.43m x 2.78m (11' 2" x 9' 2") accessed from the hall through an arch topped ledged and braced cottage door and having an open aspect to the adjacent sitting area creating an excellent through living space. Again there is a beamed ceiling, multi-paned window to the front set within an exposed stone surround and with occasional bulls eye panes, built in meter cupboard and useful storage beneath the stairs enclosed to a pair of arch topped doors matching that from the hall. A further feature of the room is an attractive leaded window lending light to the stairwell. A broad open arch, with exposed stone internal wall, leads to the:

Sitting Area – 3.42m x 3.3m (11' 2" x 10' 8") featuring a beamed ceiling, exposed stone fireplace with substantial flag stone hearth and siting a cast iron log burning stove. There are two similar multi-pane windows to the front, each secondary glazed and both having window seats.

By the fireplace, a short flight of four steps descend to a:

Utility Room – 2.71m x 1.52m (8' 9" x 4' 10") maximum. The steps and floor are finished with attractive Hopton Wood marble tiles, there is a work bench, modern wall mounted cupboards, plumbing for an automatic washing machine and tumble drier. Natural light is gained through a Velux roof light to the high ceiling and a door leads from the utility area to a:

Cloaks/Shower Room being an excellent addition to the house and created in recent years utilising part of the adjoining garage which is now a smaller, but useful, outside store. There is a walk in shower cubicle with dry panelled surround, mixer shower and folding door, pedestal wash hand basin and low flush WC, each featuring similar marble tiled plinth and splash back. Electric shaver point, chrome ladder radiator, Velux roof light, vanity mirror and wall lighting.

Returning to the hallway, stairs rise to a **half landing** and then lead in each direction to the **upper landing** and remaining accommodation. The higher landing includes an external door, triple glazed to multi-panes and which leads directly to the rear patio gardens. With lattice work cover to the radiator and Velux roof light, chapel style cottage doors lead off to the bedrooms.

Bedroom 1 – 3.45m x 3.4m (11' 3" x 11' 1") a well proportioned double bedroom having access to the **roof void**, ceiling rose, multi-paned window with bulls eye light which allows a pleasing outlook beyond nearby roof tops and far reaching to Beeley Moor way across the valley. A feature stone fireplace, believed to be original to the property, with modern oak mantelpiece topped with protective glass.

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Bedroom 2 – 3.83m x 2.59m (12' 6" x 8' 5") a second double bedroom with a square plinth set above the stairwell, similar front facing window, decorative ceiling rose and built in wardrobe. A broad high level leaded light, lends light to the stairwell.

Bathroom – 2.77m x 2.11m (9' 1" x 6' 9") refitted in recent years to incorporate a walk in corner shower cubicle finished within an attractive dryboard surround and incorporating a marble bench plinth beneath the shower. With elegant pedestal wash hand basin, fitted low flush WC, window seat to the obscure glazed window, attractive vertical panelling to half height, chrome ladder radiator and broad built in **linen store**, part shelved and siting the gas fired combination boiler which serves the central heating and hot water system.

OUTSIDE

Set back from the roadside at West Bank, the house is accessed via a short footpath and driveway, being common ground providing some opportunity for off street parking. Adjoining the house off the drive is a **stone built store** with double doors to the front offering useful storage.

Flagstone pathways run the full width at the front of the house leading to the front door and beyond to steps which rise to the principal garden area found at the rear. Here the garden has been landscaped for ease of maintenance. It is a particularly attractive patio terrace, laid with stone paving. There are well stocked herbaceous borders and evergreen screen which aids privacy. To one corner, is a wooden **summer house** with multi-paned windows and similar double doors, excellent for outside relaxation and entertainment. There are pleasant views beyond the garden across the roof tops of the village. To one side of the garden is a stone and tiled **garden store**.

TENURE – Freehold.

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

COUNCIL TAX – Band D.

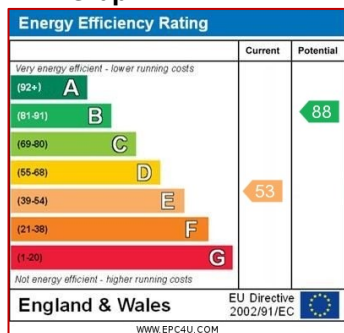
FIXTURES & FITTINGS – The property is currently fully furnished to accommodate private guests and the contents are available by suitable negotiation. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take the A6 north to Darley Dale. Turn left by the Whitworth Institute into Station Road. Follow the road across Darley Bridge, continue up through Wensley and on into Winster. On entering the village, proceed along Main Street before turning second left into West Bank. After approximately 200yds, the road bends around to the right and the property can be found off to the left hand side identified by the Agent's For Sale board.

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

Ref: FTM9639

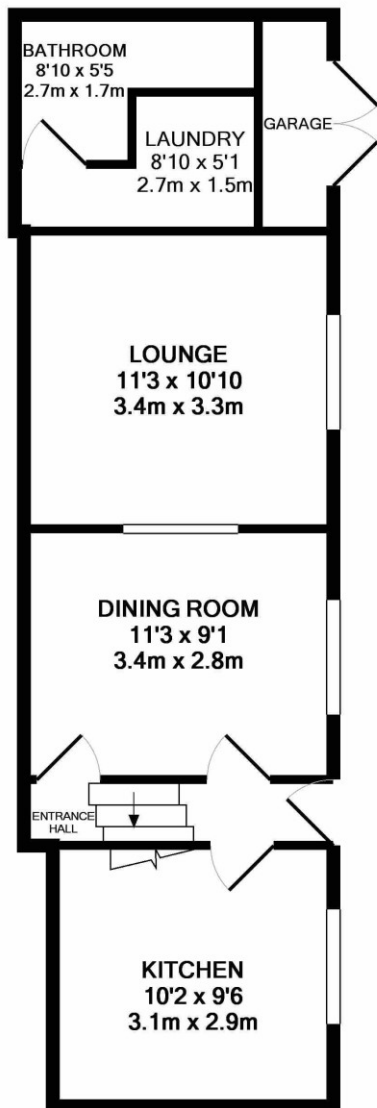
EPC Graph



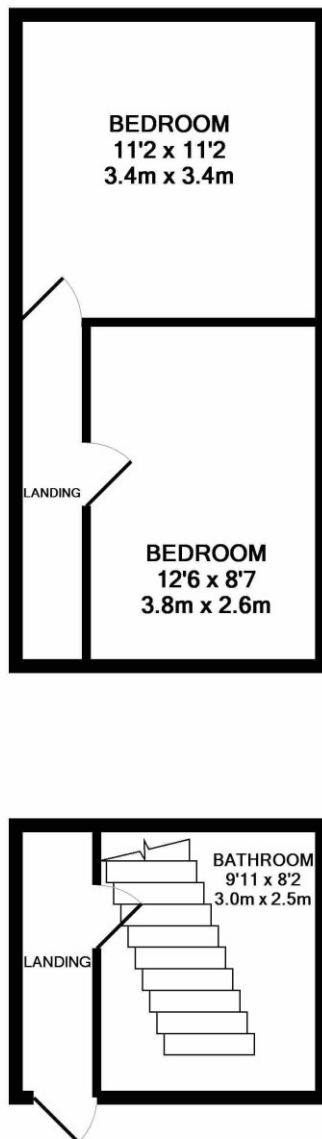
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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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