

**THE OLD BAKEHOUSE
WOODHOUSE LANE
WINSTER
DERBYSHIRE DE4 2DN**



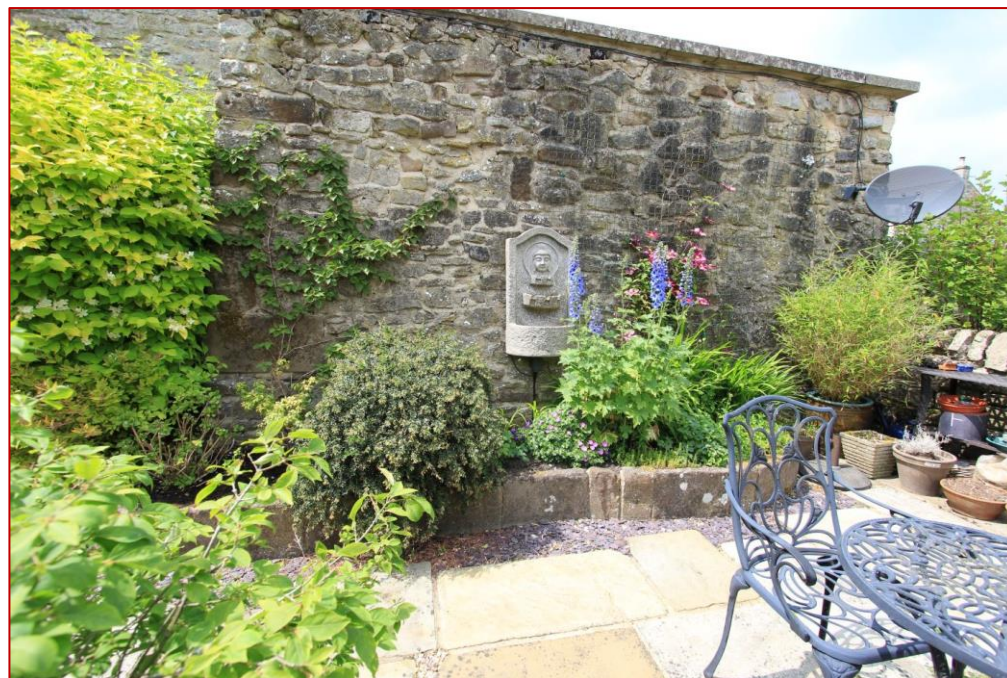
- High calibre Grade II listed property
- Historic Peak District village location
- Period timbers, stonework and fireplaces
- Renovation and refurbishment undertaken over the years
- 3 reception rooms
- 3 bedrooms
- Delightful gardens
- Garage
- Viewing highly recommended

OFFERS AROUND £575,000









THE OLD BAKEHOUSE, WOODHOUSE LANE, WINSTER, DERBYSHIRE, DE4 2DN

A high calibre and characterful Grade II listed home enjoying a central location within an historic Peak District village.

The Old Bakehouse, being of 17th century origin, is quite rightly noted to be of architectural and historic importance through its Grade II listing. Many historic features are evident to include period timbers, stonework and fireplaces. Equally evident is the quality of renovation and refurbishment undertaken over the years which sympathetically blend the period character with high calibre fittings and finish. Internally the well proportioned accommodation provides three reception rooms including a conservatory, three good bedrooms set around a broad landing plus useful cellarage. The cottage is complemented by delightful patio gardens with mature planted borders and the rare advantage of a garage.

Standing to a no through road, set back and tucked away from Main Street and adjoining the imposing Winster Hall, The Old Bakehouse is handy for the nearby general store, two public houses, a dispensing surgery and is almost a level walk to both the church and the primary school. It offers direct access to countryside from the end of Woodhouse Lane. From the village there are walks in every direction and the more adventurous can find themselves readily across the local moors, wandering along the valley to Clough Wood or over to Birchover and Stanton Moor where popular local attractions include the Nine Ladies Circle and nearby Robin Hoods Stride at Cratcliffe rocks.

The local road networks lead further afield to the wider delights of the Derbyshire Dales and Peak District countryside and to the neighbouring market towns of Matlock, Bakewell, Ashbourne and Chesterfield. The cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

ACCOMMODATION

From the head of Woodhouse Lane, a low gate leads to the front of the house where a traditional panelled door opens to an **entrance lobby** with a stone partition from the:

Dining Room – 4.72m x 4.5m (15' 5" x 14' 8") a characterful room with flagstone floor, period beamed ceiling and an interesting feature fireplace (non-working) retaining the historic bread oven door. There is also a built in cupboard to the side of the fireplace, multi-paned window to the front and access off to both the **kitchen** and **sitting rooms**.

Sitting Room – 5.55m x 4.87m (18' 2" x 15' 10") with a single substantial ceiling beam, two mullion windows plus one other all allowing good natural light. There are exposed lintels above doorways and as a focal point to the room, a stone fireplace with modern oak mantelpiece sites a living coal gas fire. To one corner, stairs rise to the **first floor** and incorporate a wooden topped deep display plinth above the **cellar** stairs.

Kitchen – 4.58m x 3.42m (15' x 11' 2") again retaining character features, exposed wooden lintels above the doors, single ceiling beam and stripped pine ledged and braced doors which are evident throughout the house. The room has the benefit of a quality modern kitchen, fitted with an extensive range of solid wood hand painted cupboards and drawers, complemented by elegant polished composite quartz work surfaces and a central island unit. Integral appliances include a broad ceramic induction hob with extractor canopy above, eye level oven, steam oven and warming drawer, larder fridge, separate freezer and dishwasher. All in all, a stylish yet functional hub of the house.

A door leads off to the:

Garden Room/Conservatory – 4.17m x 2.28m (13' 7" x 7' 5") leading and looking across to the patio gardens, there are high glassed ceilings with ventilation lights, ceramic tiled floor, double glazed windows and door panes and underfloor heating.

From the kitchen, an additional door opens to the **cellar rooms** accessed via stone steps. There is a slightly restricted ceiling height and all offering excellent storage and include:

Utility Room – 4.7m x 2.35m (15' 4" x 7' 7") housing the gas fired boiler and large hot water store, all of which supports the underfloor central heating and domestic hot water provision.

Store Room – 4.7m x 2.85m (15' 4" x 9' 3") which incorporates a WC and wash hand basin to one corner.

Returning to the sitting room, stairs lead off in a dog leg fashion to a broad **central landing** with leaded and mullioned window and cottage doors leading off to the **bedrooms** and **shower room**.

Bedroom 1 – 4.84m x 4.6m (15' 9" x 15' 1") a spacious double bedroom with high ceiling and access to the **roof void**. There is a multi-paned window to the front, vanity unit with a contemporary square hand basin to a cream marble plinth, hardwood drawered cabinet beneath. There is vanity lighting above, the room also benefits from built in wardrobes and a non-working fireplace.

Bedroom 2 – 4.67m x 3.76m (15' 3" x 12' 3") again with useful built in clothes storage, display plinth, a marble topped vanity unit with wash hand basin and access to the **roof void**.

Bedroom 3 – 3.36m x 2.49m (11' x 8' 2") with double glazed mullioned window and access to the **roof void**.

Shower Room – modern fittings include a quality shower suite with shaped walk-in shower cubicle with built in seat and glass screens, low flush WC, pedestal wash hand basin, chrome ladder radiator, large linen/storage cupboard and shuttered window.

OUTSIDE

Located at a slightly lower level than the cottage and beneath part of the patio terrace, a good sized **single garage** with electric, power, light and accessed via rolling four fold wooden doors. There is a cobbled entrance to the front of the garage, perhaps suitable for parking a small vehicle.

The principal gardens stretch from the kitchen and conservatory entrance, also viewed from the sitting room. They have been landscaped for ease of maintenance with two adjoining patio terraces which feature mature and well stocked herbaceous borders which provide colour and interest throughout the seasons. The area is enclosed by a broad wooden gate leading from the front of the cottage where the access pathway is similarly flanked by attractive flower borders and a low drystone wall. The neighbouring cottage has a right of way across this front pathway to a small yard/utility area.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating. Windows that face Woodhouse Lane, the stair landing window and bathroom window are quality modern single glazed in a multi-pane style in keeping with the cottage. All other windows are double glazed. No test has been made on services or their distribution.

COUNCIL TAX – Band E.

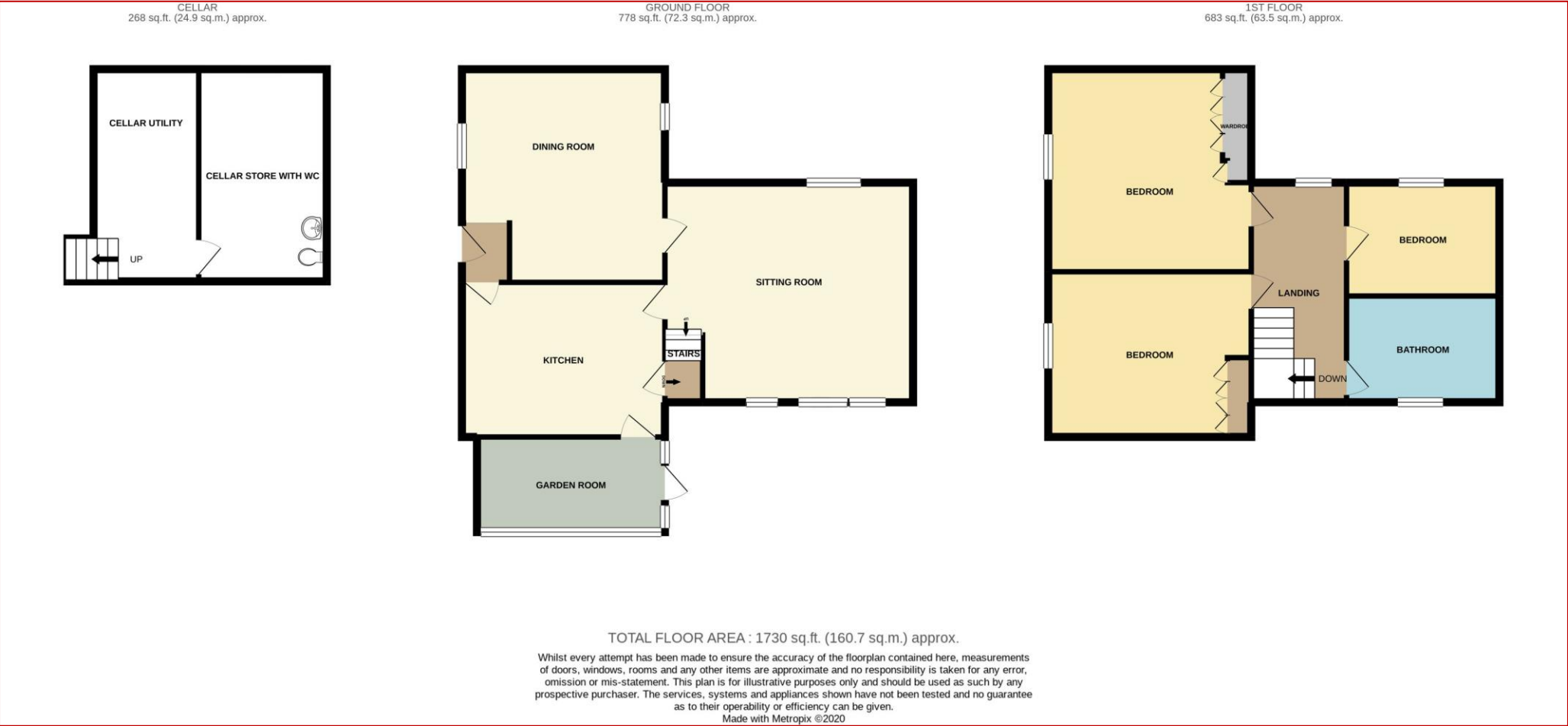
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Bakewell Road proceeding to Darley Dale. On reaching St Elphins Park, turn left into Old Road by the Red House stables. At the following crossroads turn left, crossing Darley Bridge and proceed up through the hill of Wensley and on into Winster which lies around five miles from Matlock. On entering the village, proceed to the centre, and Woodhouse Lane can be found off to the right hand side just beyond the village shop. The Old Bakehouse can be found on the left hand side.

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

Ref: FTM9793

Floor Plan





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Distinctive Homes for Discerning Purchasers

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

