

BRADLEY HOUSE
EAST BANK
WINSTER
DERBYSHIRE DE4 2DT



O A £399,995

A most attractive stone built Grade II Listed detached cottage, located within this sought after Peak District village.

Standing detached, this attractive stone built cottage is beautifully presented with an abundance of character features including exposed ceiling beams, gritstone fireplaces, sash windows, plus modern finishes such as engineered oak flooring. The accommodation comprises two reception rooms, study and well fitted kitchen to the ground floor, with three bedrooms (two double, one single) plus family bathroom to the first floor. Outside, to the rear of the cottage is a low maintenance courtyard patio garden with a raised seating area and an area for storage. The property is currently run as a successful holiday let but could equally be used as a full time home. A viewing is highly recommended to fully appreciate the full merits of the cottage.

Winster is an historic and thriving Peak District village and is a draw for walkers and other visitors and benefits from a church, shop, Post Office, primary school, village hall and two public houses. Good road communications lead to the neighbouring market towns of Matlock (5 miles), Bakewell (6 miles), Wirksworth (6 miles). The delights of the surrounding Peak District and Derbyshire Dales countryside is on the doorstep.

- Attractive Grade II Listed cottage
- Beautifully presented and maintained
- Wealth of character features
- Three bedrooms, two reception rooms
- Currently a successful holiday let
- Sought after village
- Suit a variety of buyers
- Viewing highly recommended

PHOTO GALLERY



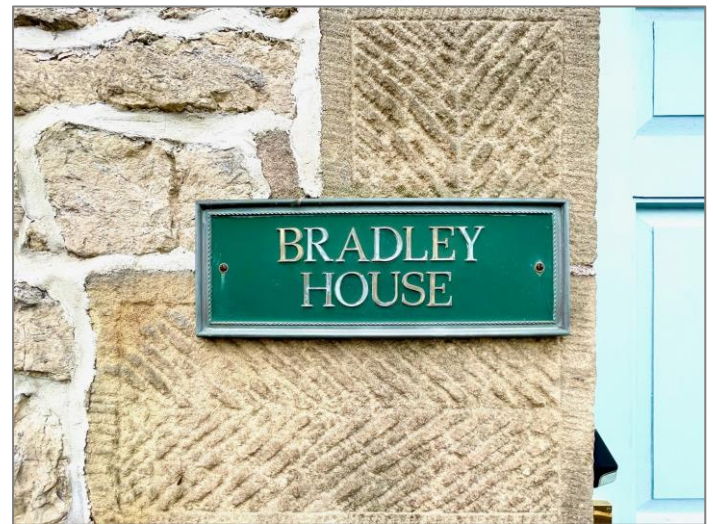
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



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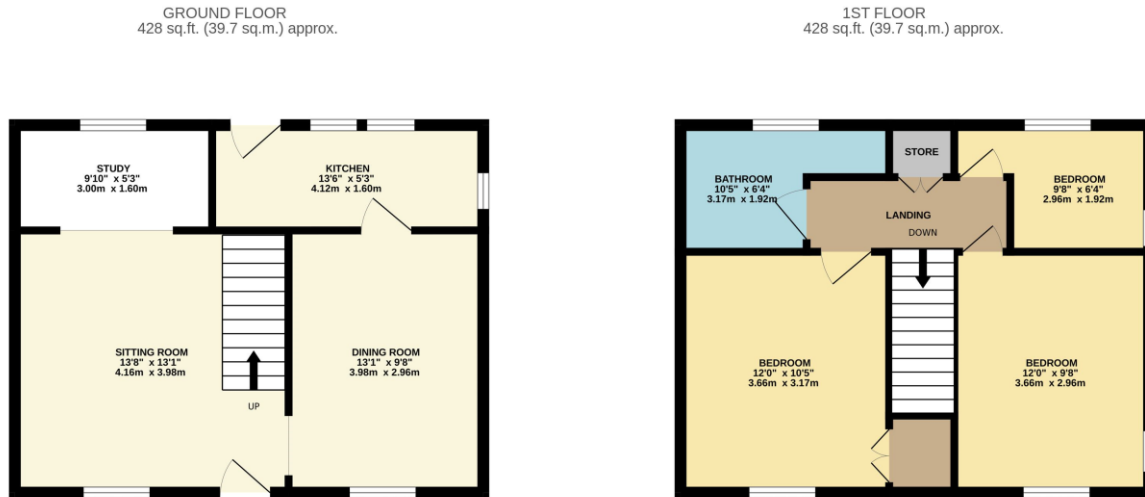
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FLOOR PLAN



TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ACCOMMODATION

A hardwood front door opens to the...

Sitting room – 4.16m x 3.98m (13' 7" x 13' 1") with feature gritstone fireplace housing a wood burning stove, exposed ceiling beams, sash windows to the front and quality engineered oak flooring, which continues to the study, dining room and bedrooms. Stairs rise to the first floor, and the room is open to the...

Study – 3m x 1.60m (9' 10" x 5' 2") a versatile space, ideal for a home office, reading nook or hobby / games area.

Dining room – 3.66m x 2.96m (12' x 9' 8") again with feature gritstone fireplace, exposed ceiling beams, front facing sash window.

Kitchen – 4.12m x 1.60m (13' 6" x 5' 3") a galley style kitchen well fitted with a range of cupboards, drawers and work surfaces which incorporate a Belfast sink, free standing cooker with built-in extractor above. There is plumbing for an automatic washing machine, space for a fridge / freezer, flagstone floor, dual aspect windows and door allowing external access.

From the sitting room, stairs rise to the first floor **landing** with useful store housing the gas fire boiler which serves the central heating and hot water system. Doors open to...

Bedroom 1 – 3.66m x 3.17m (12' x 10' 5") a good double bedroom with front aspect single glazed window overlooking the village.

Bedroom 2 – 3.66m x 2.96m (12' x 9' 8") a second double bedroom with access to the loft, single glazed window with similar views over the village.

Bedroom 3 – 2.96m x 1.92m (9' 8" x 6' 4") a single bedroom with dual aspect double glazed windows to the side and rear.

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Bathroom – 3.17m x 1.92m (10' 5" x 6' 4") maximum, refitted in recent years to include a bath with ball and claw feet, mains shower over with drench head and glazed screen, wash hand basin above a useful cabinet and WC. Victorian style radiator, two obscure glazed windows, extensive wall tiling and tiled flooring.

OUTSIDE

A wooden pedestrian gate provides access to the side of the property, where there is useful storage, and to the rear courtyard patio garden with raised gravelled seating area. There is no allocated parking at the property.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating. No specific test has been made on the services or their distribution.

EPC RATING – Current 55D / Potential 84B

COUNCIL TAX – The property is not currently assessed for Council Tax as it is run as a holiday let. The property is assessed for business rates and is listed as Self Catering Holiday Unit and Premises with a rateable value of £2,850, as at 1st April 2023.

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 the A6 north to Darley Dale. Turn left by the Whitworth Institute into Station Road and follow the road crossing Darley Bridge continuing up through Wensley and on into Winstar. On entering the village along Main Street, turn left by the old market hall and begin to rise up the hill into East Bank. Keeping left as the road forks, follow the road then around the bend to the right and as the road continues to rise Bradley House can be found set down on the right hand side.

Alternatively, the cottage can be reached by leaving the centre of the village, up West Bank and at the top of the hill bear left onto The Green. For initial viewing, it would be prudent to park along the level part before walking the short way down East Bank and the property can be found on the left.

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

Ref: FTM10667

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