

**CARRICK COTTAGE
EAST BANK
WINSTER
NR MATLOCK
DERBYSHIRE DE4 2DS**



O A £300,000

A characterful three bedroomed stone cottage with parking, situated within this highly sought after Peak District village.

Nestling off the centre of the village, this attractive and deceptively spacious cottage presents an excellent opportunity for the professional couple, second home investor or small family. Built of local stone, the period semi-detached property has been adapted to provide extended accommodation which is complemented by quite recent refurbishments to blend historic character with modern style. The three bedroomed accommodation spans three floors whilst outside there is the rare advantage of off street parking and an easily managed cottage garden.

Winster lies within the eastern boundaries of the Peak District National Park surrounded by, and with direct access to, 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, a village shop, post office, dispensing surgery, not to mention a well respected primary school.

Good road communications lead to the nearby market towns of Matlock, Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- 3 bed stone cottage
- Highly sought after Peak District village
- Recent refurbishment
- Off street parking
- Cottage garden
- Well respected primary school
- Viewing highly recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

Sitting Room – 4.44m x 3.97m (14' 6" x 13') with a beamed ceiling and stone fireplace inset with a cast iron stove. There is a front facing window, external access from the forecourt garden at the front of the house and stairs which lead off to the **first floor**. A door also leads off to the:

Study – 3.21m x 2.67m (10' 5" x 8' 7") an excellent space for the homemaker or as a family hobby room. To one corner there is the benefit of a **cloak room** with low flush WC and wash hand basin.

Fitted Breakfast Kitchen – 3.5m x 2.69m (11' 5" x 8' 8") fitted with a range of modern cupboards, drawers and work surfaces which incorporate a stainless steel sink unit. Eye level oven and grill, microwave and extractor canopy set above the hob. Two windows allow good natural light from the side and there is external access to the yard and parking.

From the first floor **landing**, doors open to:

Bedroom 1 – 3.76m x 3.15m (12' 3" x 10' 3") a good double bedroom with windows to two elevations.

Bath and Shower Room fitted with a modern four piece white suite to include low flush WC, wash hand basin above a low level cabinet, panelled bath and corner shower cubicle. Complementary tiling and tall chrome ladder radiator.

Bedroom 2 – 3.38m x 2.92m (11' 1" x 9' 6") with front aspect window.

From the landing, a second flight of stairs rise to:

Attic Bedroom 3 – 4.39m x 3.92m (14' 4" x 12' 9") imaginatively converted and enjoying good natural light through four Velux roof lights.

OUTSIDE

To the front of the cottage, a walled forecourt garden with herbaceous borders and gated access to a patio/yard adjacent to the kitchen entrance. Steps rise to an additional cottage garden.

TENURE – Freehold.

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

COUNCIL TAX – Band B.

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.

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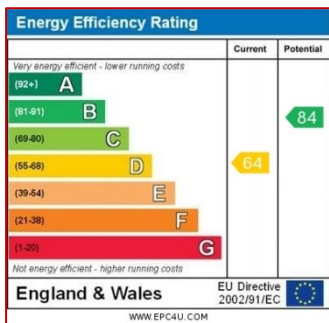
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DIRECTIONS – From Matlock take the A6 north towards Darley Dale. On passing St Elphins Park, turn left into Old Road and continue to the following crossroads. Turn left towards Darley Bridge, continuing on and up through Wensley and eventually to the centre of Winster. After passing the historic Market Hall, turn immediately left into East Bank rising up the hill for around 150m. Carrick Cottage can be found straight ahead as the road forks.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228. It is advisable to park in the centre of the village and approach on foot although parking maybe available just at the front of the cottage.

Ref: FTM9856

EPC Graph



Floor Plan



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