



## Bradley House East Bank

Winster

Matlock

Derbyshire

DE4 2DT

Guide Price

£425,000

- Rarity to the market
- Detached property with many character features throughout
- Three bedrooms
- Sitting room with study/office area
- Dining room
- Kitchen
- Bathroom
- Low-maintenance courtyard garden
- Gas fired central heating
- VIEWING ESSENTIAL

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EST. 1995

## GENERAL INFORMATION

Thought to date back to circa 1830, Bradley House is a beautifully presented and maintained, grade two listed, stone-built, three-bedroom detached property, which boasts a wealth of character and charm throughout with superb rooftop views over Winster to the countryside beyond.

The property is sold with the benefit of gas-fired central heating and internally briefly comprises a sitting room, study/office area, dining room, and kitchen. On the first floor are two double bedrooms, a third bedroom, and a recently fitted bathroom. The property enjoys many character features throughout with exposed beams, gritstone fireplaces, and sash windows.

Outside to the rear of the property is a private, low-maintenance courtyard garden.

## LOCATION

Winster is one of the oldest and most picturesque villages in the Peak and is named after Wynns Tor, an outcrop of rock on the edge of Bonsall Moor above it. In the 18th century this was a thriving and prosperous centre and acquired some fine buildings in addition to Heathcote House as will be noted if you stroll along the main street. A further conspicuous landmark is the old Market Hall which stands in the centre of the main street and was constructed in the 16th and 17th centuries. It is a unique building and was the first property in this area to be acquired by the National Trust.

The village has the benefit of a village church, shop and post office, two village inns, primary school and village hall and there are excellent local community activities. A further point of note is the fact that the village is twinned with the Italian village of Monterubbiano. A wider range of amenities and facilities will be located in surrounding towns including Rowsley (four miles), Bakewell (six miles), Matlock (four and a half miles), Wirksworth (six miles), the old market town of Ashbourne (ten miles), the city of Derby (eighteen miles) and Sheffield a similar distance.





## ACCOMMODATION

having recently fitted hardwood front door providing access to:

### SITTING ROOM

4.16m x 3.65m (13'7" x 11'11")

having engineered oak flooring. Feature stone fireplace with log burner. Glazed wooden sash window to front with shutter blinds. Opening providing access to:

### HOME OFFICE / STUDY AREA

3.00m x 1.60m (9'10" x 5'2")

having continuation of engineered oak flooring. Central heating radiator. Double glazed wooden window to rear.

### DINING ROOM

3.06m x 3.66m (10'0" x 12'0")

having continuation of engineered oak flooring. Stone fireplace and hearth. Central heating radiator. Wooden sash windows to front with shutter blinds. Wooden latched door provides access to:

### KITCHEN

4.12m x 1.96m (13'6" x 6'5")

having wooden preparation surfaces with inset Belfast ceramic sink having mixer tap over and tiled splashback surround. Range of cupboards and drawers beneath. Zanussi oven with five ring gas hob over with extractor fan canopy above. Complementary wall mounted cupboards. Appliance space and plumbing for washing machine. Free standing space for fridge freezer. Double glazed wooden windows to rear and side. Recently fitted wooden door providing access to rear garden.

## FIRST FLOOR

## LANDING

having engineered oak flooring. Useful storage cupboard housing recently fitted Ideal combination boiler with Smart thermostat system. Doors providing access to bedrooms and bathroom.

### BEDROOM ONE

3.66m x 3.19m (12'0" x 10'5")

having continuation of engineered oak flooring. Central heating radiator. Useful built-in over stairs built-in wardrobe. Single glazed sash wooden windows to front with shutter blinds.

### BEDROOM TWO

3.62m x 3.06m (11'10" x 10'0")

having a continuation of engineered oak flooring. Central heating radiator. Loft hatch access. Double glazed wooden window to side and single glazed wooden sash window to front, both with shutter blinds enjoying superb rooftop views of Winster.

### BEDROOM THREE

3.37m x 1.94m (11'0" x 6'4")

Please note the former measurement being a maximum measurement. Continuation of engineered oak flooring. Central heating radiator. Double glazed wooden window to side and rear.

### RECENTLY FITTED BATHROOM

3.2m x 1.91m (10'5" x 6'3")

Please note the former measurement being a maximum measurement being partially tiled having a wash hand basin with hot and cold chrome tap over with vanity base cupboard beneath. Low level WC. Bath with hot and cold chrome taps over and chrome mains shower above plus glass shower screen. Towel radiator. Double glazed opaque wooden windows to rear.

## OUTSIDE

Outside to the rear of the property is a beautifully presented, low-maintenance country courtyard garden with a seating area with stone wall surround and planting/flowering areas with a log store. To the side of the property is a useful walkway to the front of the property and a further shed/log store.

## COUNCIL TAX BAND

Derbyshire Dales - Tax Band D

## DIRECTIONAL NOTE

The approach from our Matlock office is to proceed north along the A6 passing the Sainsbury's superstore and upon reaching the roundabout junction bear left as signposted for Bakewell (A6). Continue along this road until reaching Darley Dale thereafter taking the turning on the left into Station Road (B5057), continue along this road leaving Darley Dale crossing over the Peak Railway level crossing and continuing into open countryside. Thereafter cross over the River Derwent and Darley Bridge, continue through Darley Bridge and in turn through the village of Wensley. Upon reaching Winster take the first turning on the left into East Bank, proceed up East Bank for approx 150 yards where the property will shortly be located on the right-hand side, clearly denoted by our For Sale board.

## VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)

**ASHBOURNE**  
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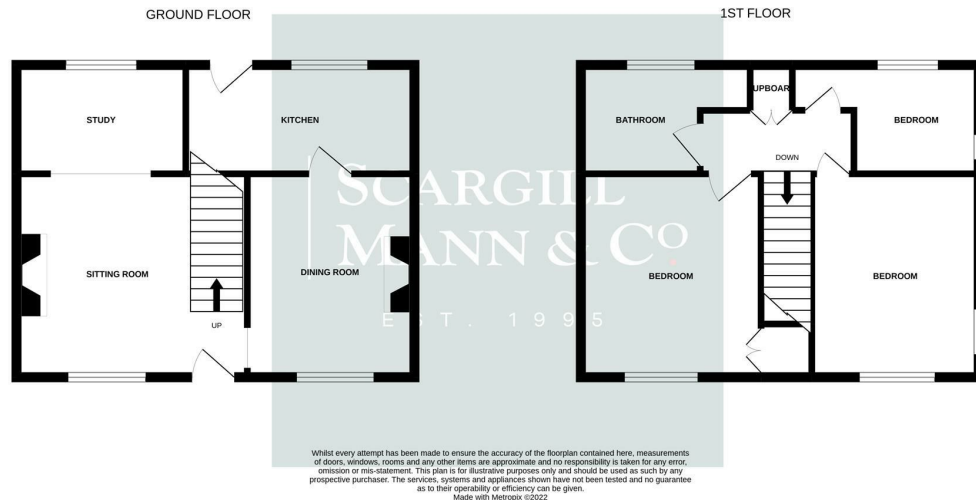
**BURTON UPON TRENT**  
 Unit 17 Eastgate Business Centre  
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**DERBY**  
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**MATLOCK**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	