



2 Gatehouse
Gatehouse Drive | Wirksworth | Derbyshire | DE4 4DL

2 GATEHOUSE



An extraordinary Grade II Listed period residence in the heart of Wirksworth village — beautifully extended and modernised, with generous gardens and carport, marrying historic character with contemporary living.*



The Gate House is officially recorded on the national heritage register as a Grade II* Listed building, recognized for its architectural and historic importance. The original structure dates from around the late 18th century, built in red brick over earlier stonework — though elements of early 17th-century stone remain at the rear, including original mullioned windows. Its distinctive period character is visible in its classical three-bay façade, sash windows in moulded architraves, rusticated porch with Roman arch, pilasters and hood cornice, quoins, parapet and slated roof — all hallmarks of its heritage.

Over decades, the house has retained the grandeur and elegance of its origins — tall ceilings, deep skirting boards, and a sense of proportion and history — while being sensitively improved for modern living. The result is a rare opportunity: a listed building with living history, but with the flexibility and comfort of a contemporary home.

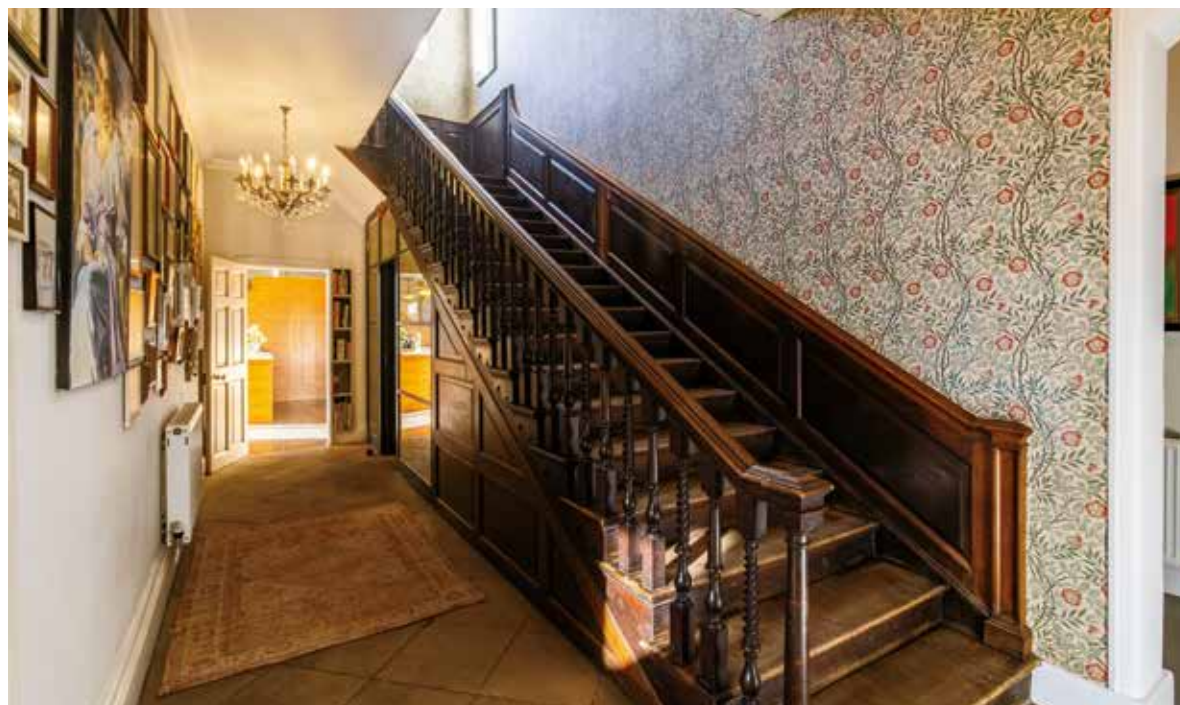
A Family Home, Sympathetically Extended

In the care of the same family for nearly 30 years, the property has been lovingly maintained and thoughtfully adapted. More recently, the neighbouring property was acquired and seamlessly integrated, allowing the creation of a dramatic single-storey open-plan kitchen, dining and sitting area with a modern bedroom suite — a harmonious blend of old and new that respects heritage while embracing modern living.

Internally, the house offers generous, well-proportioned rooms across four floors, all retaining the character of the original build — high ceilings, deep skirting and elegant proportions — creating a sense of grandeur and space throughout. Beneath the home lies an extensive network of four cellar rooms, offering potential for further development (subject to any required consents) — a rare and valuable asset in a heritage property.

The ground floor welcomes you with a stunning reception hallway, from which you access a refined lounge, bespoke understairs storage, a cloak/boot room, WC, utility room and boiler room. At the heart of the home is the impressive open-plan kitchen / dining / sitting area, flowing into a mezzanine-level office — ideal for modern working-from-home — and a ground-floor bedroom with ensuite, adding convenience and flexibility.

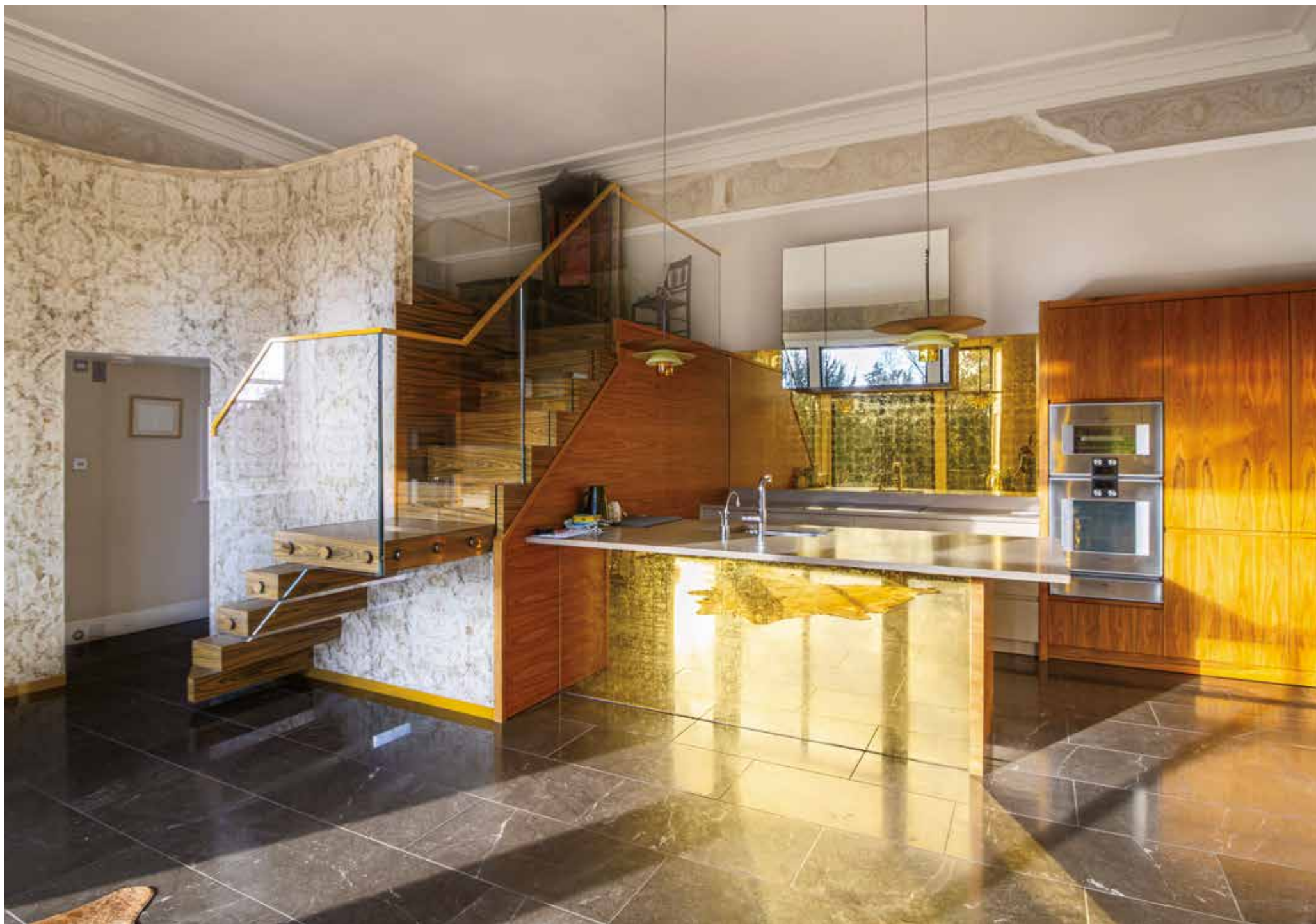
Upstairs: the first floor hosts two well-proportioned bedrooms and a WC. The second floor provides two further bedrooms, a large family bathroom, and a split-level WC — making the home extremely versatile for family living, guest accommodation or flexible room use.

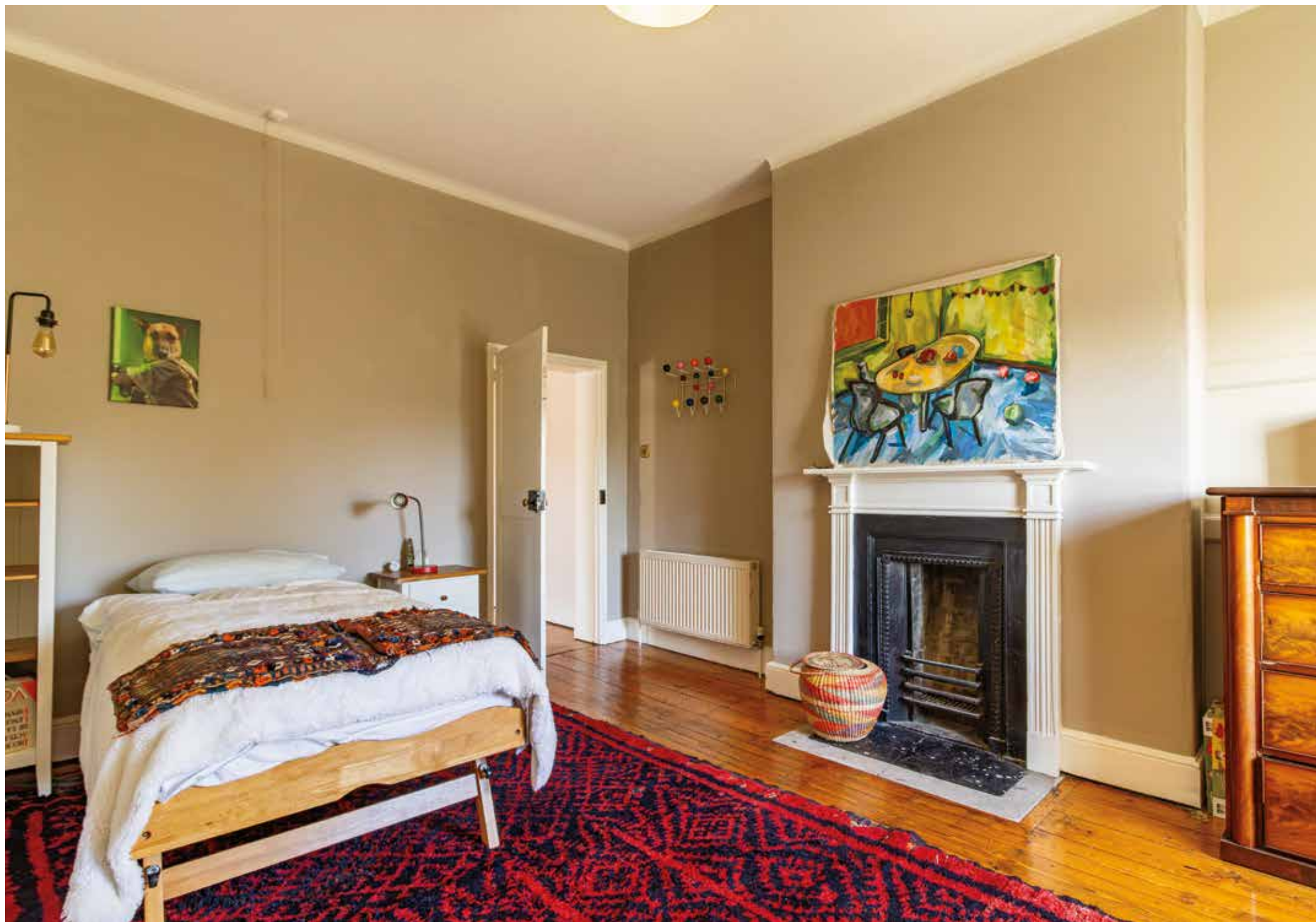






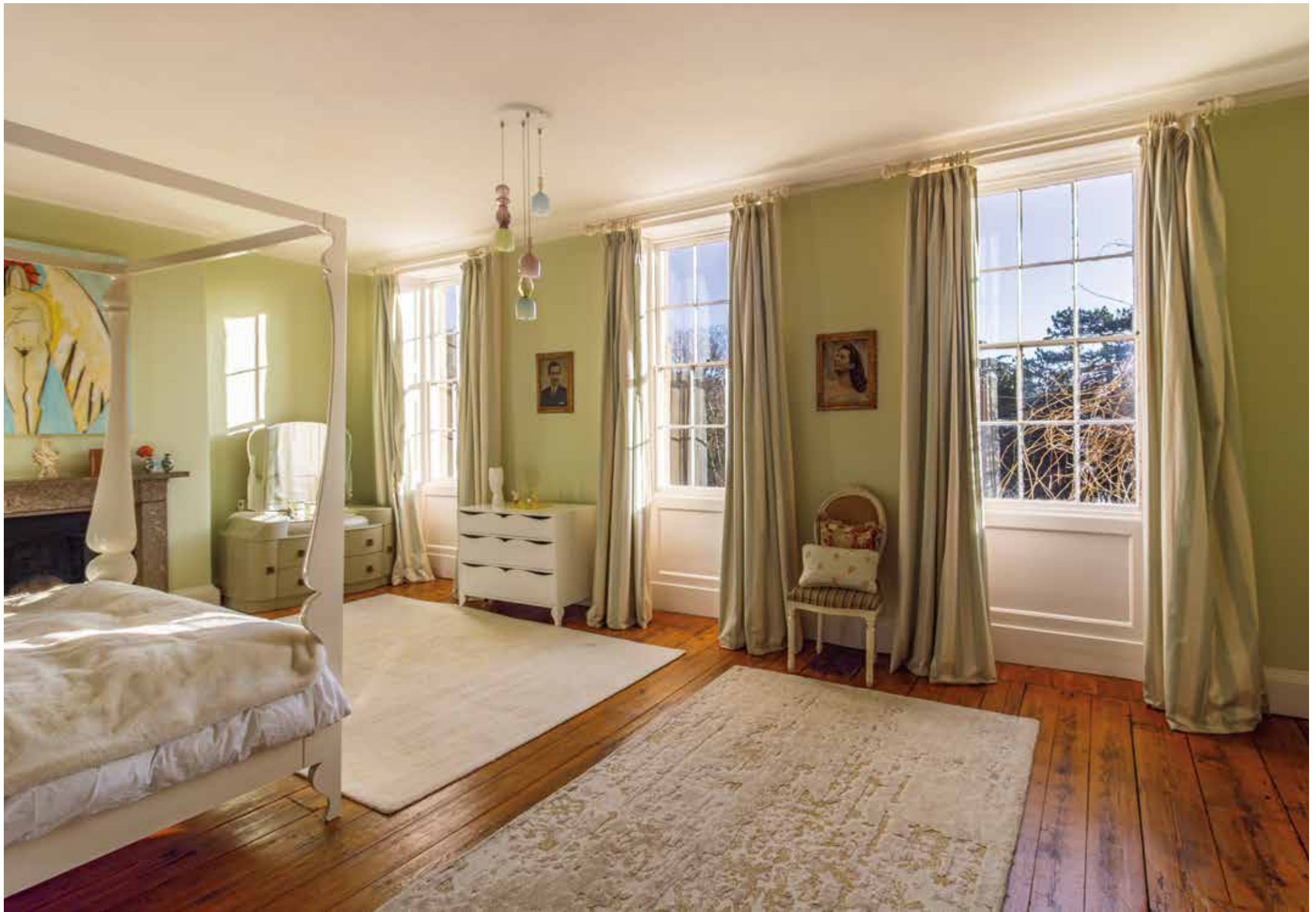
















Outside & Grounds

Set well back from the road on a private drive, the house enjoys a sense of privacy and tranquillity even though it lies at the heart of the village. Externally, the property benefits from a two-car carport, offering convenient and covered off-street parking — a real advantage in a historic setting.

The grounds are extensive and lovingly landscaped: generous lawned gardens with fenced and hedged boundaries, a putting green, a garden shed, and direct access to adjoining parkland. A wide patio provides an ideal space for entertaining or relaxation, while private garden paths offer secluded strolls and enjoy the mature setting and beautiful far-reaching views.

While the house has been modernised and improved, there remains scope for further updating or enhancement (subject to the constraints of the listing), offering an exciting opportunity for a buyer to personalise and add further value — whether that's upgrading finishes, adding en-suites, repurposing cellars, or reconfiguring certain spaces.

In all, 2 Gate House offers a rare combination: a home of genuine historic importance and grandeur, sympathetically updated for 21st-century living — all within a minute's walk of the bustling heart of Wirksworth.





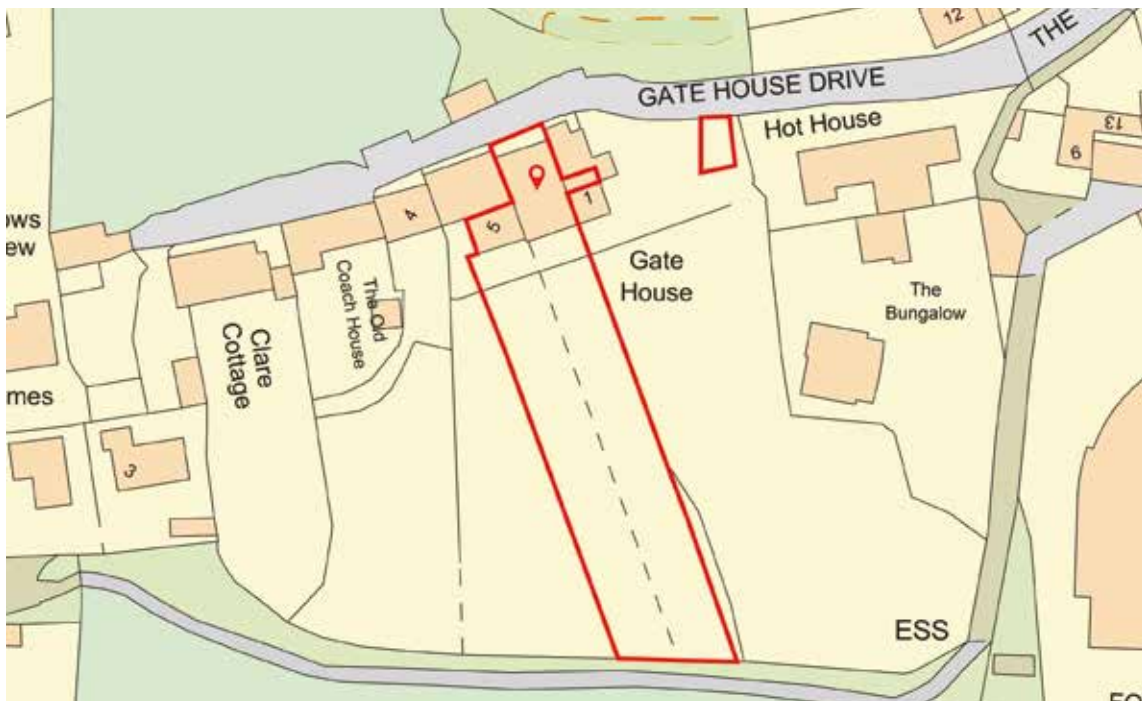


LOCATION

The property is located within a minute's walking distance of the centre of the historic village of Wirksworth, putting it within easy reach of its independent shops, cafés, market square, historic church, and community amenities. The central position — yet set on a private drive — gives the benefit of village-centre convenience with the privacy and tranquillity of a retreat.

Wirksworth lies amidst the scenic beauty of the Derbyshire Dales and offers outstanding access to the surrounding countryside, yet retains a strong sense of community and heritage. The setting makes the property ideal for those who value both connectivity and peace — a home where history and heritage meet everyday village life. Wirksworth was voted by the Sunday Times as one of the best places to live in the UK in 2025.





Services, Utilities & Property Information

Local Authority: Derbyshire Dales

Tenure: Freehold | Grade 2 * Listed | Council Tax Band: E

Utilities: All Mains Services

Construction Type: Brick, Stone, Slate & Tiles

Mobile Phone Coverage: 4G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability: Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. We advise you to check with your provider.

Off Road Parking Spaces: 2

Access required for neighbouring property to the rear, access allowed via neighbours rear garden.

The property is located on a private drive with shared access.

Certain footpaths cross parts of the land and must remain open and unobstructed.

This property is split over two titles. Please contact the agent for further information.

Directions

Please use the following link to locate the property:

SatNav [https://what3words.com/](https://what3words.com/DE4_4DL_what3words:///necklace.evidently.executive) Postcode: DE4 4DL / what3words: ///necklace.evidently.executive

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country South Derbyshire, Ashbourne and Matlock on +44 (0)1332 973 888

Website

For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Total area: approx. 362.7 sq. metres (4119.2 sq. feet)
All areas are approximate and for guidance purposes only.
Please consult sales particulars.

2 Gate House, Gatehouse Drive, Wirksworth



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG

PARTNER AGENT

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I am a Property Consultant with over 20 years of successful experience in helping people move to and sell their homes. Qualified as a Mortgage Advisor as well as a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities you need for a successful home move.

I specialise in high exposure technologies and I regularly attend national training sessions to showcase new marketing tech trends, such as social media strategies, video presentations and people analytics tools to target appropriate buyers.

A firm believer in the power of positive thinking in the workplace, I strongly believe that you only need one quality person to organise your whole home move from start to finish. I've been lucky enough to feature on TV throughout the last few years and have had special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under and two appearances on Homes under the Hammer!

I have a strong family background and belief. Born in Greenwich and worked around the country and now back in London & Derbyshire. I love a good Netflix binge but can also be found in the gym on a morning and is "dad's taxi" for my two children most of the other time whilst not following my beloved West Ham United football club.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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