



New Road, Bolehill Wirksworth, DE4 4GL

We absolutely adore this immaculate picture-book stone cottage. Stylishly decorated throughout and located on a quiet lane in the sought-after area of Bolehill, this cottage was formerly the village shop. Having been in the family for decades, it is now coming up for sale for the first time as a residence.

With off-road parking for up to three vehicles and within a 10-15 minute walk of the town centre and only 5 minutes' walk from the High Peak Trail, this is a walker's and cyclist's paradise.

On the ground floor is a spacious living room and splendid kitchen, with marvellous views down the valley. On the first floor are three bedrooms and the family bathroom. The home has several new radiators and low-maintenance composite-framed double-glazed sash windows.

Bolehill is a wonderful hillside jumble of cute cottages, winding lanes, historic buildings and a very friendly community. It is highly sought-after and this easy-to-maintain cottage is sure to be very popular.

- Pretty 3 bedroom stone cottage
- Off-road parking for 3 vehicles
- Composite-framed double-glazed sash windows
- Walking distance to town centre and countryside walks
- Immaculate condition throughout
- Low maintenance property - ideal holiday let
- Friendly and thriving local neighbourhood
- Splendid south-facing views
- Stylish decor and several new radiators
- Close to beautiful countryside walks

£315,000

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Front of the home

Formerly the village shop, this pristine stone cottage is bordered at the front by a neat low-level iron fence and gate. Immediately in front of the front door is a block-paved area, suitable for a dining patio set and flower pots. The home has a tiled roof and stone lintels above the front door and windows. Around to the left is a wide tarmac parking bay with plenty of room for three vehicles to park comfortably. Enter the home through the stylish beveled timber door with sturdy iron knocker and handle (and outside light over).

Living Room

23'1" x 12'11" (7.05 x 3.95)

Enter through the composite front door into this beautiful room, which runs the full width of the home. With crisp white walls, two north-facing timber-framed sash windows and windows facing south and west, it's a bright and airy room that is flooded with natural light. The high ceiling has two chandelier light fittings and, together with the high skirting boards, it is a room that feels elegant and spacious, yet cosy.

The room has four radiators and a coal-effect gas fire. The room is carpeted and includes a wide and deep alcove with shelving, which is a perfect place to position a large television. There is plenty of space for substantial living room and dining room furniture. Through the west-facing window are lovely views across to the verdant hillside surrounding the Blue Lagoon and National Stone Centre...and beyond up towards Middleton Moor.

Stairs lead up to the first floor landing and a pretty timber gate opens into the breakfast kitchen.

Kitchen

15'8" x 9'8" (4.8 x 2.95)

The high quality country-style kitchen has a large south-facing window with views over rooftops down the Ecclesbourne Valley. An additional west-facing window means this is another bright and airy room. In the centre of the kitchen is an island with space for several stools. Within the island are two deep cabinets and there is plenty of worktop space for food preparation and dining.

The U-shaped kitchen has a range of high and low level cabinets including useful corner cabinets for additional storage space. There is space and plumbing below the counter for a washing machine. The kitchen includes an integrated Logik electric oven and four-ring gas hob with brushed chrome extractor fan above. Beneath the west-facing window is an integrated stainless steel sink and drainer with chrome heritage-style mixer tap.

The room has vinyl tile-effect flooring, a radiator and an open space beneath the stairs with room for storage and coat hooks. There are also two large ceiling light fittings and space and power points at the end of the worktop for a fridge-freezer. A composite rear door opens out to the private gated seating area at the rear, which is covered by an angled timber verandah with tiled roof. It's a pretty outdoor courtyard space.

Stairs to first floor landing

A cute pivoting timber gate matches the balustrade and opens to the carpeted stairs. There is a handrail on the right and window at the landing. The galleried landing is also carpeted and has a ceiling light fitting above. Matching white timber doors lead into the three bedrooms and family bathroom.

Bedroom One

11'5" x 11'5" (3.5 x 3.5)

As you can see on the photographs, this very spacious double has lots of room for a double or king-size bed, plus lots of additional furniture. The deep sash window provides views of the pretty Bolehill street scene outside. This room is carpeted and has a ceiling light fitting, radiator, airing cupboard with shelving and skirting boards.

Bedroom Two

10'4" x 9'10" (3.15 x 3)

This spacious double bedroom has a deep south-facing sash window offering magnificent views over rooftops towards the tree-filled hillside beyond. This room is carpeted and has a radiator, ceiling light fitting and skirting boards.



Bedroom Three

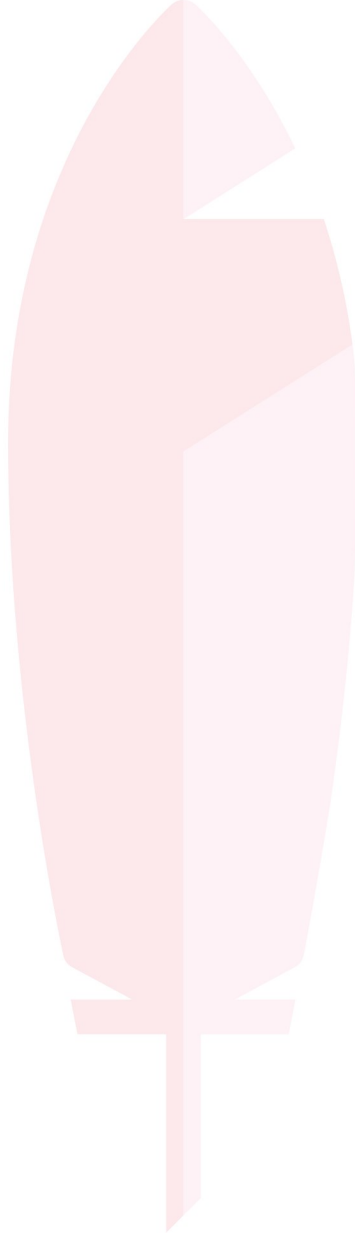
11'8" x 7'7" (3.56 x 2.32)

Whilst you could fit a double bed into this room, it is more likely to be used as a single bedroom, nursery or home office. There is a useful wide and deep alcove with space for a wardrobe and storage. The deep north-facing window has more views of the pretty cottages outside and this carpeted room has a ceiling light fitting, radiator and skirting boards.

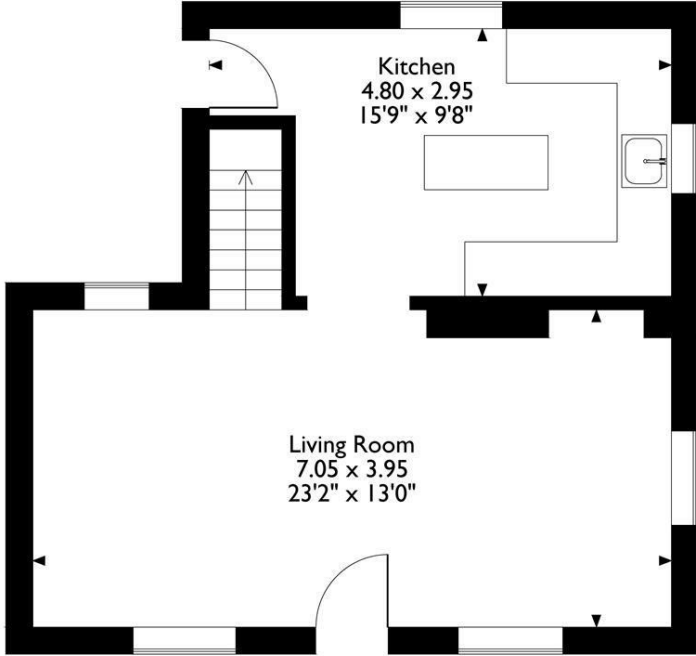
Bathroom

7'10" x 7'7" (2.4 x 2.32)

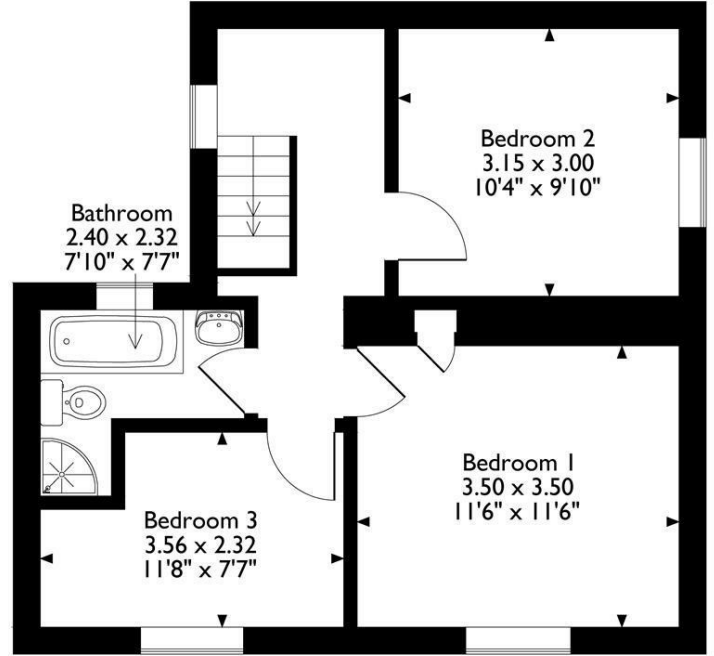
The current owners have cleverly increased the footprint of this room to add a standalone shower cubicle, in addition to the bath that was already in-situ. With vinyl flooring and crisp white walls, it's a lovely peaceful room in which to relax. The bath has chrome taps and a low-level tiled surround, whilst the ceramic pedestal sink also has chrome taps. The shower cubicle has glass sliding doors, contemporary floor-to-ceiling ceramic tiles and contains an electric shower. There is also a ceiling light fitting, wall light, extractor fan and high-level window.



I New Road
 Approximate Gross Internal Area
 81 Sq M / 872 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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