



The Old Noah's Ark Inn, Bolehill Wirksworth, DE4 4GS

£350,000

Located atop a hill on the eastern edge of Wirksworth, this charming cottage is packed with character and history. Echoes of its past as an important public house can be gleaned from the layout, including the wide and welcoming lounge-dining room and the useful cellar space which now doubles as a utility room and den.

The area is paradise for walkers and cyclists with flat and hilly routes directly outside your door. The open countryside and big skies are uplifting and yet you're only a short hop down the hill into the centre of Wirksworth.

The home comprises an impressive entrance porch, that spacious lounge-diner and a splendid country kitchen on the ground floor, with cellar with separate WC below stairs. On the first floor are two good-sized double bedrooms and on the second floor is a beautiful bathroom and impressive bedroom with an eye-catching roof truss as the centrepiece.

The home has a courtyard garden with double timber gates, with space for secure parking of a vehicle if you so wish. To the front of the home is a nice area for sitting and watching the world go (slowly!) by, with great south-facing views of open countryside.

Wirksworth is known as The Gem of the Peak and is a thriving market town with a big focus on the arts. The Northern Light Cinema and annual arts festival are complemented by a range of quality eateries, friendly pubs and independent shops. There are walks and cycling trails aplenty, plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

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Front of the home



Located on a plateau to the eastern edge of Wirksworth, this former public house has an impressive facade. The symmetrical frontage features a sturdy front porch and a pleasant seating area at the front.

Entrance Porch

Enter the home through the solid timber paneled door onto flagstone flooring. Double glazed windows to the east, south and west look out towards those countryside views. The brick built porch is rendered on the bottom half and has a substantial timber frame with vaulted ceiling, with light fitting. Step through the beveled timber door into the Sitting/Dining Room.

Sitting/Dining Room

28'6" x 12'5" (8.7 x 3.8)



Upon entering the room, an impressive timber staircase in front of you takes pride of place in the centre of the room. The sitting room is to the left and the dining room to the right. Oak floorboards, the high beamed ceiling and white walls create a large and welcoming open space. There are bifold louvre shutters to the timber framed pretty windows, which look out to the south-facing countryside. A log burning stove is set upon a raised stone hearth in a deep-set stone fireplace. Layered stone shelving to the right and left, with an alcove to the left provide useful additional storage and display areas. Skirting, two wall lights and a radiator complete the sitting room half of this room.

The style of the flooring, decor and beamed ceiling flow seamlessly through to the dining area. There is another south-facing window with those beautiful louvre shutters, as well as a

cute east-facing window with countryside views which is set deep into the thick external wall. A Masport Klondike pot boiler stove (see photographs for the lovely detail of this) with flue is set on the tiled hearth within the brick fireplace, with timber mantelpiece over. There is a radiator and wall lights.

Step through a timber door and down two steps to the kitchen.

Kitchen

13'1" x 7'8" (4 x 2.35)



This very pretty country kitchen has marble worktops on three sides. There are a large number of wooden cabinets including floor-to-ceiling and two glass display cabinets. There are also lots of drawers, thereby offering a range of storage options. Beneath the double glazed window looking out to the courtyard is a ceramic Belfast sink with heritage brass style mixer tap. Two Velux windows flood light into the room from above.

The Rangemaster oven has a four ring hob, grill and warming plate with extractor fan over. The vaulted ceiling has an original beam at the apex and a ceiling light fitting. The kitchen also features an integrated refrigerator and Bosch dishwasher.

Utility-Cellar

13'9" x 9'4" and 8'6" x 7'6" (4.2 x 2.85 and 2.6 x 2.3)

From the dining room, take three steps down to a door leading to the former pub cellar.

This is an incredibly useful space. The largest of the three rooms in the basement is a utility area with space and plumbing for a washing machine and tumble dryer. There are two sets of worktops - one of which has a stainless steel sink with drainer and chrome mixer taps. The other worktop has cabinets and space for a freezer below. The curved whitewashed walls and good lighting make this a bright room.

The room at the other end of the basement has a tiled floor and dry cool storage space. This has previously been regularly used as a teenage den for friendly gatherings and could be kitted out for a variety of uses.

A separate WC has a sink with lighting and a vinyl floor.

Stairs to First Floor Landing

The impressive staircase has wooden handrails and banisters and is carpeted with stair runners. At the half-turn is a wall light and shelving. The landing itself is carpeted and has doors to bedrooms one and two, plus stairs up to the second floor.

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Bedroom One

12'5" x 11'5" (3.8 x 3.5)



Enter through a timber door into this room with uplifting south-facing views of the open countryside. The room is carpeted and has a high ceiling with white walls and white doors to the six fitted wardrobes running along the back wall - making it a bright and airy room. These wardrobes have beveled doors and ornate iron latches and hinges, with plenty of hanging and drawer space within. A radiator, power points and a feature wall complete this lovely room.

Bedroom Two

12'5" x 10'4" (3.8 x 3.17)



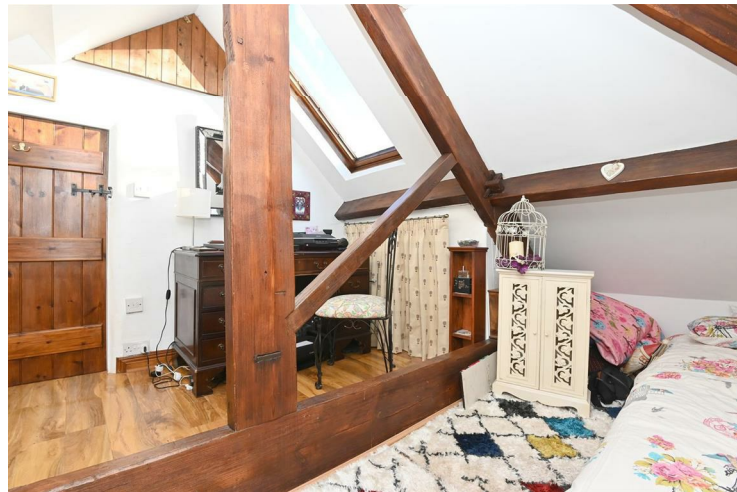
Similar to Bedroom One, enter through a timber door to another bedroom with great south-facing views. This double bedroom has plenty of room for a desk and play space, making it a perfect child's bedroom. The room is carpeted and has wall lights, a charming small wall-mounted corner cupboard and radiator.

Stairs to Second Floor Landing

The stairs and L-shaped landing are carpeted and there is a ceiling light fitting above. The landing offers a useful display/storage space around the top of the stairs and has an exposed beam. Doors lead into Bedroom Three and the bathroom.

Bedroom Three

13'1" x 11'5" (4 x 3.5)



With a huge Velux window and eye-catching timber roof truss, this is a pleasingly bright and characterful room. The Velux window offers more views out and brings light flooding in. The timber truss acts as a nice demarcation between the sleeping area and a work/play area. The cosy bedding area is set into the eaves and is carpeted, with beams above. The area nearer to the door has a taller ceiling, timber floor and radiator. Lights are mounted on the wall and on the main vertical truss.

Family Bathroom

9'10" x 8'2" (3 x 2.5)



We love this spectacularly pretty room, which effortlessly mixes old and new. The contemporary rectangular bath with marble surround has a matching easy-clean vinyl wall (we love these too!) and Aqualisa electric shower over. The pedestal sink opposite is the same rectangular style with matching chrome mixer taps, set upon a stylish cabinet with drawer and cabinet below.

A heritage iron radiator with decorative features sits in front of the paneled wall, which forms the bottom half of three sides of this bathroom. Each wall has the top half painted. The antique style toilet and cistern fits nicely with the style of the room, which has high and low beams and ceiling spotlights.

Courtyard Garden

Accessed from the kitchen through the stable door, this courtyard garden doubles as an off-road parking area and, therefore, can also be accessed through the wide timber double

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gates from the road. There is space for seating and pot plants, creating a low-maintenance garden. There is a security light and door into the outhouse.

Outhouse

4'2" x 4'0" (1.29 x 1.24)

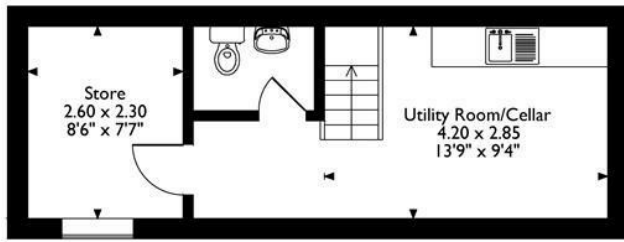
The outhouse has a Worcester Danesmoor oil boiler providing heating and hot water to the home (the oil tank is in the courtyard) and there is power, lighting, a water supply and fitted shelving.



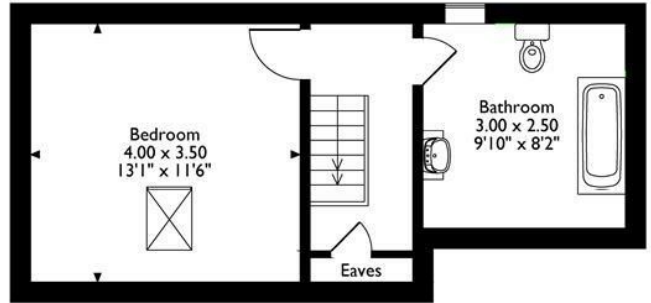
The Old Noah's Ark Inn

Approximate Gross Internal Area

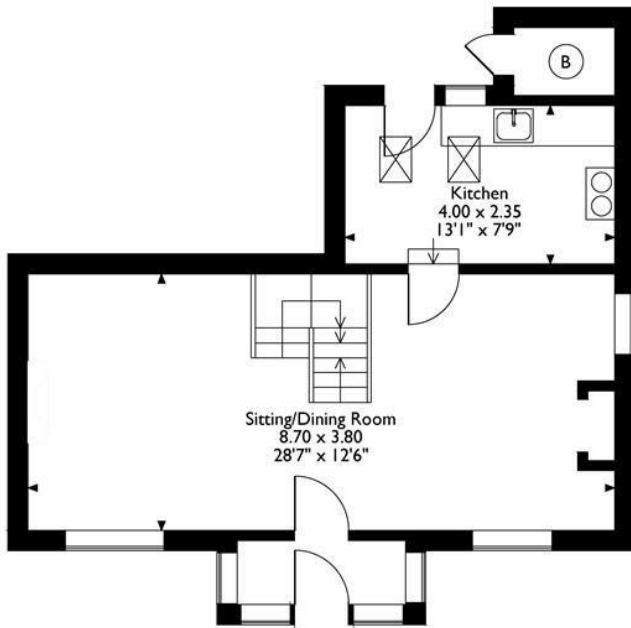
135 Sq M / 1453 Sq Ft



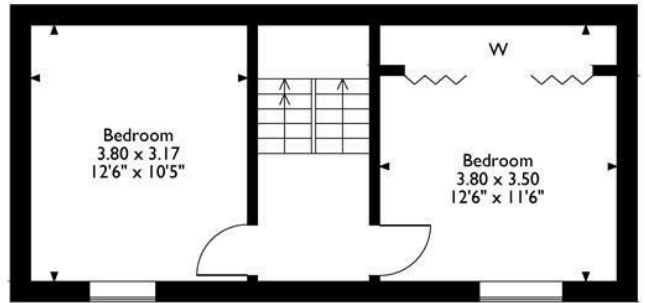
Basement



Second Floor



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 | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (82 plus) A | | |
| | (61-81) B | | |
| | (40-60) C | | |
| | (21-59) D | | |
| | (1-39) E | | |
| | (1-38) F | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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