



## Market Place, Wirksworth, DE4 4ET

This majestic property offering substantial living space in the heart of Wirksworth is packed with original features and has spectacular views of the town and hilly countryside beyond. The property includes a retail unit on the ground floor (you, as the buyer, have the option whether to retain the current business tenant, who is on a rolling periodic lease).

Set over three floors, the home has a number of versatile rooms with flexibility to use several rooms in different ways.

The ground floor comprises a retail unit, impressive entrance hallway, utility room, bathroom, large dining-kitchen, workshop, a number of outside stores and a courtyard garden, with pot plants in the heart of this pretty market town.

On the first floor is a spectacular sitting room, snug, library, bedroom and substantial bathroom. Both the snug and library could serve as bedrooms. The second floor features two further large bedrooms, a games attic and a WC. There are also two large boarded loft spaces.

The home is in the heart of the thriving centre of Wirksworth, with independent retailers, cafes, bars and cultural offerings. The primary, junior and secondary schools are within a 10 minute walk, as is Wirksworth Leisure Centre and Hannage Brook medical centre. Countryside walks and cycle rides are easily accessible too, including the High Peak Trail, which runs across the top of the town.

Slightly further afield is Carsington Water and the bustling market towns of Belper, Matlock, Bakewell, Buxton and Ashbourne, plus the beautiful Derbyshire Dales, Peak District and Chatsworth House.

- Substantial grand home
- Versatile room configuration - 3, 4 or 5 bedrooms
- Grade II Listed
- Tranquil courtyard garden
- Retail unit
- No upward chain
- Spectacular sitting room
- Tremendous views of town and country
- Library and snug
- Two bathrooms

**£600,000**

# Market Place, , Wirksworth, DE4 4ET

## Front of the home

The front of the property is rendered white with a thriving grape vine over the windows of the retail unit on the ground floor. A large gate on the left leads to a side passage through to the rear courtyard. Enter the home through the impressive solid timber door with pretty glazing, set within a stone arch.

## Entrance Hallway

Step through onto the decorative tiled floor. The tiling pattern flows through the whole of this entrance hallway to the kitchen. The hallway is wide and tall and painted white, with splendid architectural features including curved arches and exposed stonework. It's a spacious hallway, with plenty of room for boots and coats after a hearty walk through the town to the countryside only a few minutes' away.

There are several ceiling light fittings,, two radiators, a fuse box and doors to the retail unit, cellar, utility room (leading through to the dining kitchen and ground floor bathroom) and stairs to the first floor landing.

## Cellar

Descend seven stone steps with shelving on the right, suitable for storing wine, etc. There is a light and the low-level cellar does offer some storage space.

## Utility Room

7'6" x 6'2" (2.3 x 1.9)

A door from the entrance hallway leads onto the quarry-tiled floor. There are power points and space for a fridge-freezer and storage, with doors to the ground floor bathroom and kitchen-diner.

## Ground Floor Bathroom

7'2" x 6'2" (2.2 x 1.9)

The standalone rolltop bath takes centre stage in this room, which has a vinyl floor. There is a sink, WC, large storage space with shelving and - within this useful space - plumbing underneath the shelving for awashing machine. In the corner is a cute wall-mounted cupboard. Around the bath and sink are tiled splashbacks, whilst the rest of the walls are painted. The room also has a vertical heated towel rail, extractor fan and ceiling light fitting.

## Dining Kitchen

15'1" x 13'3" (4.6 x 4.06)

This is a wonderful traditional kitchen. Entering from the utility room through a half-glazed timber door, you step onto the tiled floor. A large, impressive Aga sits proudly at the centre of the far wall on a stone plinth and tiled hearth, within an impressive original fireplace. The large south-facing window on the left and the door to the rear courtyard bring natural light into the room. The tall ceilings, white walls and white wood-panelling enhance the light feeling of the room.

In contrast, the range of low-level cabinets provide a splash of colour. Solid oak worktops include a large integrated ceramic Belfast sink with chrome mixer tap. The kitchen includes space and a gas supply for a gas oven. On the ceiling there are beams and recessed spotlights and further light is provided by five wall lights. A vertical radiator completes this room.

## Stairs to first floor landing

From the entrance hallway, pine stairs and timber balustrade and handrail lead up towards the first floor. A tall double-glazed window on the right lets in lots of natural light to the stairwell. At the half-turn, three steps continue in front up into Bedroom One.

## Bedroom One

9'2" x 8'8" (2.8 x 2.65)

Stepping through the pine door with panelled jambs, you enter this lovely cosy single bedroom. A tall window with west-facing views over the courtyard to the jumble of 'very Wirksworth' rooftops and chimney pots. The brick fireplace sits upon a tiled hearth. The tall ceiling has recessed spotlights and this room has a cute wall-mounted corner cabinet. A small former 'cubby hole' reveals some exposed stonework and the room is carpeted and has a radiator.

## First Floor Landing

Packed with character, the landing has pine and oak floorboards and doors leading into the sitting room, snug and library, plus stairs up to the second floor. There are ceiling light fittings and wall lights, plus useful storage towards the end of the corridor, where the Grandfather clock currently stands.

## Sitting Room

18'4" x 15'8" (5.6 x 4.8)

This is a majestic room! This room of grand proportions includes two tall sash windows and decorative coving, oak floorboards and a very high ceiling with a ceiling rose designed to support a large chandelier. The wide fireplace with stone hearth has an art-deco feel. Those splendid windows look out over the Market Place and down Coldwell Street and Town Hall/Library towards the hilly fields on the eastern edge of the town.

The room is very spacious, with plenty of power points, wall lights and two radiators. Outside the windows is ornate wrought-iron decoration providing handy space for window boxes.

## Snug/Bedroom Two

12'1" x 11'11" (3.7 x 3.65)

In a normal home, this would be a perfectly reasonable main living room, but with the huge proportions here, it's 'merely' the snug. And very cosy it is too! The room could easily be a double bedroom or home office.

A log burner with flue is sited upon the tiled hearth with decorative tiled surround within the original fireplace. The room has oak floorboards, a high ceiling and pretty shutters adjacent to the window. The room has a radiator, four ceiling light fittings and plenty of power points.



### Library/Study/Bedroom Three

13'1" x 10'9" (4 x 3.3)

Currently used as a library, this room could easily be a prominent bedroom, given the direct access to the substantial bathroom next door. It also helps that there is a side-cupboard which would make a very useful wardrobe, with shelving inside.

The decorative fireplace with antique iron grate has a pine mantelpiece. Timber painted floorboards and a huge number of floor-to-ceiling shelves give the room a lovely natural feel. The wide window has more views of the charming higgledy-piggledy rooftops. The room has a high ceiling, radiator, ceiling light fitting and power points.

### Bathroom

14'1" x 10'11" (4.3 x 3.35)

This is a seriously huge bathroom! The jacuzzi bath has several jet settings. We adore the substantial ceramic sink with chrome mixer tap and there is also a ceramic WC.

In the far corner is a double shower in a rectangular cubicle, with tiled surround. The room has a wide window, tall ceiling, pine floorboards, recessed spotlights and two vertical heated towel rails.

Usefully, along the right hand wall is a bank of fitted wardrobes and storage cabinets, with lots of space for storing linens, towels and clothes.

### Stairs to second floor landing

Oak stairs with a balustrade and handrail lead up to the second floor. Light pours in from the aforementioned tall window on the right and from the two Velux-style roof windows above the stairwell. Two ceiling light fittings are affixed to the original beam above. At the half-turn is a WC on the right hand side. This small room has a vinyl floor, ceramic WC, radiator and ceiling light fitting.

On the second floor landing, two further steps lead up to the rooms on this floor.

### Bedroom Four

16'4" x 13'4" (5 x 4.07)

Step through the timber door onto exposed pine floorboards. The tall ceiling and window give a good sense of space in this well-proportioned room. This has a fireplace with decorative wrought-iron grate, on a stone hearth with timber mantelpiece. In the corner is a pedestal ceramic sink and the room has a radiator.

The loft hatch has a tall fitted ladder leading up into this very useful loft space. It is boarded and has two Velux-style windows, lighting, power and a vaulted ceiling with original beams. The chimney breast has exposed brickwork and, overall, it's charming and packed with character. For those happy enough to ascend the loft ladder, it's a great space that can be used as an office/games room or teenage den.

### Bedroom Five

15'10" x 12'3" (4.85 x 3.75)

With a natural sisal carpet, this quirky-shaped room is plenty big enough to be a double bedroom. An east-facing window has views over the Market Place. There are three ceiling light fittings and a cute cupboard by the entrance door which is useful as a shoe store. Above is another attic space, boarded-out and with a Velux window and lighting.

### Games Attic

18'0" x 16'0" (5.5 x 4.9)

This unusual space is currently used as a very spacious games room (large enough to play table tennis in!). Accessed through a half-height door, itself up four steps from the second floor landing, this room has a lovely feel. Original beams run the full length and width. Three Velux-style windows provide more fascinating views over rooftops and pour light into this space with a vaulted ceiling. There are pine floorboards, two light fittings and a radiator.

### Retail Unit

15'7" x 13'5" (4.75 x 4.1)

Currently operating as the Bricks + Mortar estate agency, this shop has a fascinating past, having been the long-time home of Coates the Butcher's. The oak floorboards and original wall tiling, together with marble worktops (cleverly preserved beneath removable shelving) give a nod to the former butchery. Look closer and you'll notice the hooks above from which meat was hung and the meat chiller in the corner, behind the charming pay booth. There is lighting and power points and the current tenants (us!) are happy to continue occupation in this retail unit if this suits the new owner, to provide an ongoing income for the buyer of this property.

### Courtyard Garden

A lovely sheltered space in the centre of town. It particularly appeals if you are looking for some low/no maintenance outside space.

Everywhere you look, there are fascinating architectural features. Accessed from the kitchen, entrance hall or side gate, there are doors to a large workshop and two separate stores. There is also an outdoor WC with sink. The side alley has plenty of useful storage space for bicycles and bins and there is an outside light and tap.



10 Market Place  
Approximate Gross Internal Area  
278 Sq M / 2992 Sq Ft



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) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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