



Gorsey Bank, Wirksworth, DE4 4AD

Set in an idyllic, peaceful location on the edge of open countryside, this immaculate home has spectacular far-reaching panoramic views. Historically the home of the owner of the adjacent hat factory, it is currently used primarily as a successful holiday home. Set across four storeys, it would make a wonderful home for a couple or small family.

The ground floor comprises an open-plan kitchen-diner, with a beautiful sitting room on the floor above. The top floor comprises the main bedroom and en-suite bathroom with standalone rolltop bath. The lower ground floor is a wonderful barrel-ceiling room which can be a bedroom or perhaps home office or cinema room, with an en-suite shower room attached.

Immediately in front of the home is an elevated seating area on which you can bask in the views. The garden is on two levels and has plenty of areas to sit, dine or potter about.

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.

- Council Tax Band B
- Spectacular far-reaching panoramic views
- Rangemaster oven
- Historic home packed with character features
- Currently a successful holiday let - 2 bedrooms, both en-suite
- Sun-trap south and west facing garden
- On edge of countryside - great walks in all directions
- Furniture available by separate negotiation
- No upward chain and vacant possession
- Idyllic location

£340,000

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Front of the home

As we approached the home past the church and up a quiet lane - there are no houses beyond this at this end of town - birdsong filled the air. With virtually no traffic here, the current owners are always able to park their cars on the road, beside the garden - ensuring they leave plenty of room for the odd passing tractor!

The sturdy stone built cottage has a tiled roof and is set across four storeys. It has white painted timber-framed windows with stone lintels. Immediately in front of the home is a wide patio from which to gaze westwards at the view over Wirksworth and beyond up to Middleton Moor. A three foot high stone wall looks over to the garden lower down. That garden is on two levels and is a real sun trap, being open and facing south and west.

On the front wall is the pretty house sign, an outside light and letterbox. Enter the home through a half-glazed wooden stable door with iron handle and letterbox.

Kitchen-Diner

16'4" x 11'1" (5 x 3.4)

This is a wonderful entrance to the home and is representative of the quality you will find throughout. The dining area has a recessed barrier mat at the entrance and flagstone flooring. There are high ceilings, wooden panelling on the lower half of the walls (with the upper portion painted) and a substantial oak ceiling beam. The large west-facing window pours natural light into the room and there are two ceiling light fittings and recessed ceiling spotlights.

The dining area has plenty of space for a dining table and chairs. Beyond that, on the left, is a small worktop space with space and plumbing for a dishwasher below (this can be included in the sale if desired). On your right, a gated wooden balustrade opens and stairs lead down to the lower ground floor.

The kitchen has a quarry tiled floor. A solid pine worktop has a range of attractive country style cabinets below - including an integrated refrigerator and freezer - and a large glass-fronted display cabinet above. Beyond a section of exposed stonework is a large Rangemaster oven. This has a five ring gas hob with ovens (including a warming oven) and grill below, together with an extractor fan above. Immediately to the right is a storage space beneath the cabinet - a versatile additional storage area.

Further on, the integrated ceramic Belfast sink with brass heritage mixer tap sits beneath a cute portrait window with views up the country lane that runs behind the home. There is more worktop space either side of the sink, with high and low cabinets too. The utility cupboard on the left has space and plumbing for a washing machine and also houses the boiler.

Stairs to first floor

From the kitchen, a solid oak staircase winds up to the sitting room on the first floor and has a distinctive rope handrail on the right.

Sitting Room

16'4" x 10'11" (5 x 3.35)

We adore this bright and airy room, which has one of the best views in the locality. To the front, the west-facing window has views over the whole town towards the verdant hilly countryside beyond. The sitting room has exposed oak floorboards and a substantial oak beam runs the full length of the high ceiling. There is a ceiling light fitting and several wall lights.

The working open fire has an iron grate and stone hearth, whilst a beautiful ornate radiator can provide additional warmth if needed. There is plenty of room for furniture and a cute window at the rear gives an elevated view of the lane behind the home.



Bedroom One

10'11" x 9'8" (3.35 x 2.95)

From the sitting room and ascending another oak staircase with rope handrail, you alight into the main bedroom. Light pours in through two Velux windows and an additional third window - all of which provide views out over the wooded countryside, babbling brook and waterfall to the rear. This double bedroom has an oak veneer floor, high ceiling with oak beam, three crisp white walls and one wall with exposed stone.

The fitted wardrobes that take up one side of the room are deep and have hanging rails and shelving. There is a substantial antique-style radiator, ceiling light fitting, loft hatch (with a small amount of storage and lots of insulation in the loft) and a door to the en-suite bathroom.

Bathroom

10'9" x 6'4" (3.3 x 1.95)

A stripped pine door leads into this fabulous bathroom. It's nice and bright thanks to natural light coming through the Velux and frosted window and shining on the white floor-to-ceiling wall tiles. These contrast nicely with the black granite floor tiles.

The focal point of the room is the large standalone rolltop bath with chrome mixer tap and hand-held shower attachment. A ceramic sink is set within a vanity unit, which has a range of cabinets below. There is a ceramic WC, a lovely cream and chrome radiator/towel heater and a ceiling light fitting.

Bedroom Two

Located in the barrel-ceiling cellar space, this room could also be a home office, snug or cinema room. Accessed down a wooden staircase from the dining area, it has a terracotta tiled floor, an exposed limestone barrel ceiling and white painted walls. There is a deep-set window which clearly demonstrates the depth of the walls. The room has a radiator, plenty of room for a bed and/or range of furniture items, with a door leading to the en-suite shower room.

En-Suite Shower Room

6'11" x 3'7" (2.12 x 1.1)

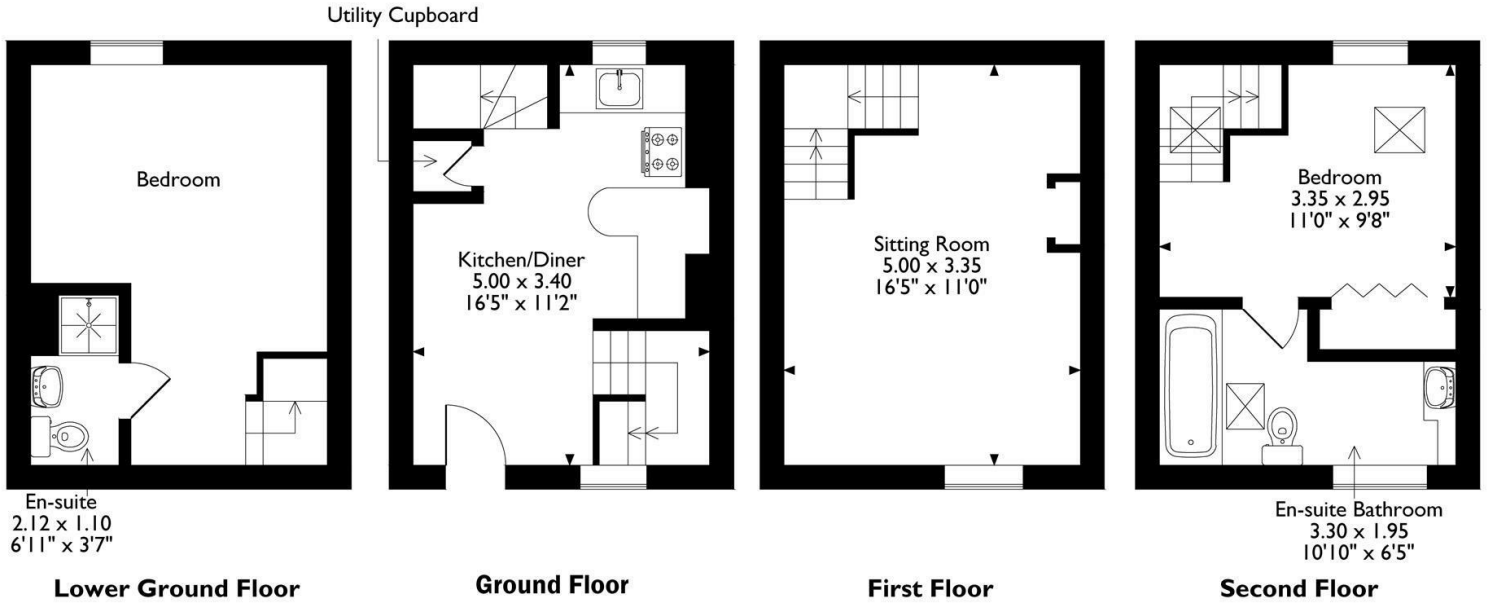
The terracotta tiled floor flows through to this room, which has ceramic floor-to-ceiling wall tiles. The shower cubicle on the right has folding glass doors and contains an electric shower. There is a ceramic WC with integrated flush and a wall-mounted ceramic sink with chrome taps. The en-suite also has a vertical heated towel rail and wall light.

Garden

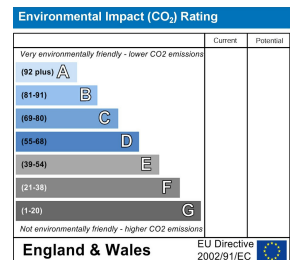
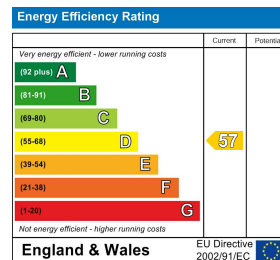
Laid out neatly in front of the home, the garden is arranged over two levels. The upper level is a square patio with space for dining. Steps and a gravel path lead to the main garden below. Enter through a gate in the wooden picket fence onto the large rectangular paved garden, with planted borders. The two sheds and pergola (which has a detachable cover for shelter) are included with the home and there is the opportunity to include the dining set and double swing chair by separate negotiation. It's a large, easy to manage peaceful sanctuary on the edge of town, so is very quiet and private.



The Hat Factory Cottage Approximate Gross Internal Area 74 Sq M / 797 Sq Ft



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