



Gorsey Bank, Wirksworth, DE4 4AD

We are so excited to bring this home back to market. When we previously sold it in September 2021, it was by far the most popular home we'd ever sold - and now comes with a new roof and log burner too. Located on the edge of farmland and countryside, this spacious three bedroom semi-detached house represents fantastic value for money.

The home has been lovingly renovated and redecorated throughout with a range of impressive features. These include a new roof, new log burner and hand-laid parquet flooring in the lounge, a sound-proofed bedroom wall, granite flooring in the conservatory, security-conscious flush double-glazing and newly-plastered and painted walls throughout.

The home is beautifully bright and airy and we love the location. There is a spacious lounge and roomy conservatory on the ground floor, together with a large breakfast kitchen and bathroom. The first floor has three bedrooms and a shower room, plus wonderful countryside vistas from several windows.

Both gardens are large and offer a blank canvas to create your own vision, whilst a drive (shared only with the farmer) leads up to a huge double garage with private parking space outside, at the rear of the property.

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.

- Vacant possession and no upward chain
- Council Tax band B
- Modern kitchen
- Off-road parking
- New roof
- Spacious, versatile rooms
- Large detached double garage
- Panoramic views of countryside and farm
- New log burner in lounge
- Large rear garden

£270,000

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Front of the home

Looking up and over the Derbyshire dry-stone wall at the front of the garden, you view this large white semi-detached home with countryside stretching uphill beyond. An ornate iron gate opens onto a path, bordered by lavender plants and a new timber fence, leading up to the front door and around the right to the rear garden.

The spacious front garden (approximately 10m x 10m) is a mix of stone and plants, with a magnolia tree in the corner. The white pebble-dashed frontage has a bay window and gable above the main bedroom. Step through the half-glazed uPVC front door into the entrance hallway.

Entrance Hallway

The entrance hallway is carpeted with a new rough hessian carpet - perfect for muddy-booted visitors who have taken in the numerous local walks off Gorsey Bank. Doors lead into the lounge, breakfast kitchen, bathroom and there are stairs up to the first floor.

Lounge

15'10" x 11'7" (4.85 x 3.55)

We were thrilled by the first impression when stepping through into the wonderfully-uplifting lounge. The wooden parquet flooring has carefully been laid piece-by-piece by hand and the walls are newly plastered and painted. The wide bay window has - like all windows - brand new flush double-glazed windows. There is a new log burner set within the fireplace and a wall-mount above for a television. There are ceiling spotlights, plenty of power points, a large radiator and sliding double doors through to the conservatory.

Conservatory

10'0" x 9'1" (3.05 x 2.77)

With a new granite floor and pitched roof, the conservatory opens out - and looks out - onto the rear garden and the farmyard and countryside beyond. It's a lovely, relaxing spot with double glazed windows and deep sills on two sides (handy for extra decorative storage or placing a drink whilst you enjoy the views!). The walls are plastered and painted a crisp white, which contrasts nicely with the stylish slate grey vertical radiator.

Breakfast Kitchen

15'1" x 11'1" (4.6 x 3.4)

Accessed from the entrance hallway and with a door directly out onto the rear garden, the breakfast kitchen has plenty of room for appliances and a small dining set or breakfast bar. The flooring is newly-laid and there is a new double-glazed window looking out to the garden and farmyard beyond.

The ample kitchen worktops have a built-in stainless steel sink and drainer with chrome mixer tap. Handily, the Beko electric fan oven is built-in at chest-height into higher-level cabinets, whilst there are several low-level cabinets too. There is a Teko four-ring gas hob with stainless steel extractor fan above. To the left of the sink, there is space and plumbing for a washing machine and a dishwasher. Under the stairs is a roomy open storage area and there is also a radiator.

Ground Floor Bathroom

8'6" x 3'11" (2.6 x 1.2)

The downstairs bathroom has a large corner bath, WC and sink. A new linoleum floor, freshly-painted walls and new vertical radiator/heated towel rail work nicely with the tongue-and-groove walls and ceiling, providing an appealing retro feel to this room. The frosted double-glazed window is new and there are ceiling spotlights and a wall light too.

Stairs to first floor landing

High-quality fudge-coloured hessian carpet runs up the stairs and flows along the hallway and into each of the three bedrooms. The stairs have a wooden handrail and the whole area is painted white which, combined with the light pouring in through the picture-book window at the top of the stairs, creates a welcoming light, open space. That window has possibly the best view of all of the farm and countryside so you'll have to tear yourself away to head into the three bedrooms and shower room upstairs. There is a ceiling light fitting and radiator too.



Bedroom One

15'10" x 11'2" (4.85 x 3.42)

In a home full of stunning rooms, this was our favourite. The large double bedroom has been recently decorated and fitted with a soundproofed wall against the neighbouring property. The high ceiling and large double windows at both ends of the room really showcase the dazzling white decor, making it a bright and uplifting room. The room is carpeted

Bedroom Two

8'8" x 6'10" (2.65 x 2.1)

Currently used as a home office, this bedroom is a good-sized single and could also be used as a nursery. Windows face south and east (yes...with magnificent views! But we don't tire of saying that and you won't tire of them). The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

8'8" x 8'8" (2.65 x 2.65)

This pleasingly square room has room enough for a double bed and could also be used as a guest room/upstairs TV room as per it's current use. It's another dual-aspect room with windows to the south and west, making it a great room for late risers. The room is carpeted and has a radiator and ceiling light fitting.

Shower Room

5'10" x 4'9" (1.8 x 1.45)

Ceramic tiles adorn the floor and also floor-to-ceiling on the walls, including within the shower cubicle. The shower itself is a Bristan 'cheer' electric shower. There is a WC, pedestal sink with chrome mixer tap which sits atop a tongue-and-groove wooden storage cabinet. A vertical heated towel rail, extractor fan, ceiling light fitting and new frosted double-glazed window complete this room, the second bathroom in the house.

Rear Garden

At circa 20m x 12m, like the front garden this rear garden offers a blank canvas for you to create your own stylish garden. Accessed from the conservatory, breakfast kitchen, from the side of the house or the access gate and garage at the top of the garden, there are many ways to enjoy this space. It is currently on two levels, with a very spacious patio outside the kitchen and conservatory providing lots of room for outdoor dining. There are timber fences on both sides, a water tap and a path on the left up to the double garage. The inquisitive sheep in the adjacent field regularly skirt the top edge of the garden, which is a lovely sight to behold.

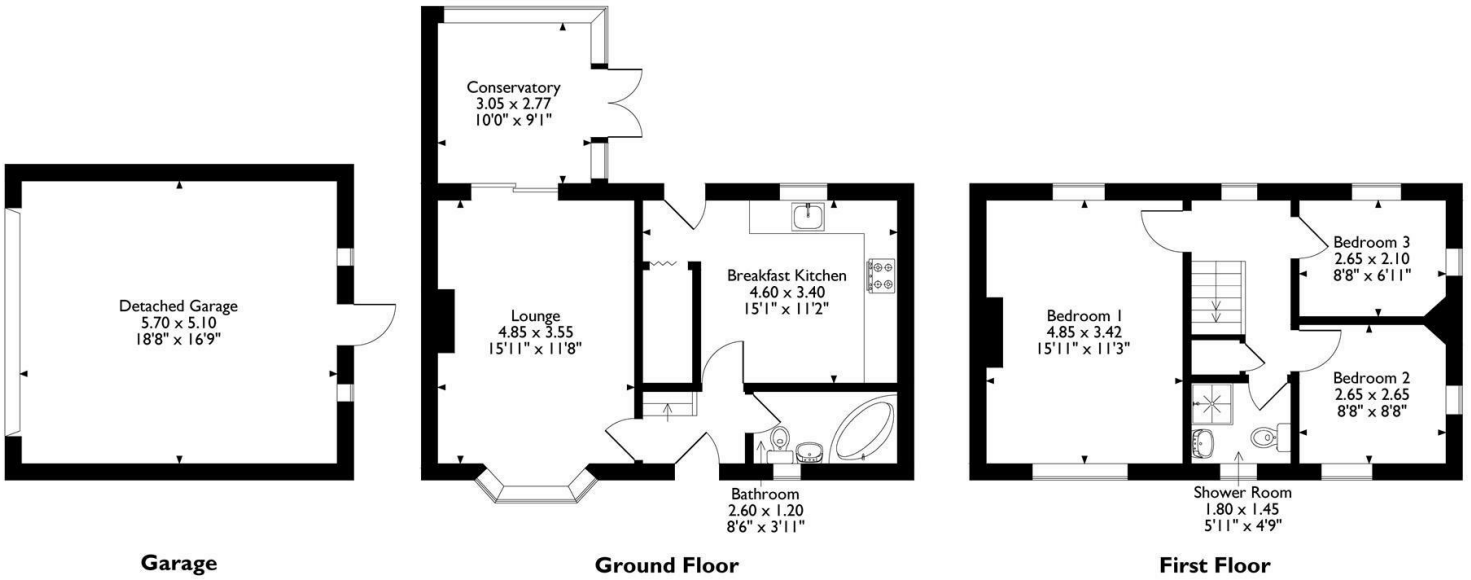
Double Garage

18'8" x 16'8" (5.7 x 5.1)

To the right of the house is a driveway which is shared only with the farm behind the property. In front of the double garage is space for one vehicle, with a handy security light above the garage door. The garage is of concrete construction, with a concrete floor too. The wide steel door opens upwards to reveal a brand new pitched roof, which has clear sections to let in natural light. The steel trellis provides useful extra storage space and there is a door at the rear leading directly into the rear garden. This garage has plenty of power points and light and has also been used regularly as a home office - we could easily imagine having the large garage door open, providing lots of fresh air and the soundtrack to your workday being cattle and birdsong...how idyllic!



66 Gorsey Bank
 Approximate Gross Internal Area
 117 Sq M/1259 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) 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		67	
	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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