



Gorsey Bank, Wirksworth, DE4 4AD

This spacious and adorable stone-built cottage is situated in the pretty Gorsey Bank neighbourhood, on the edge of rolling countryside. Formerly two cottages, this is now a spacious, charming home with lots of living space and has been fully rewired. It's a perfect base from which to explore Wirksworth and the surrounding countryside, as well as all the delights of the Peak District and Derbyshire Dales.

On the ground floor, separate main doors open into the elegant kitchen and dining room. There is also a cosy sitting room, inner hallway and large bathroom with separate bath and shower. The staircase has been opened up and has an angled roof light above, creating an uplifting first floor landing from which doors lead into the three bedrooms.

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. The popular restored Ecclesbourne Valley Railway offers steam train rides through verdant rolling countryside. 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.

- Bright, pretty detached stone cottage
- Timber-framed sash windows
- Rayburn stove for cooking and heating
- Walking distance to town centre, schools, leisure and medical centres
- Sought-after idyllic and historic location
- Damp-proofed underfloor
- Countryside walks on your doorstep
- Packed with character features
- Fully rewired with new electric consumer units
- Far reaching views over Wirksworth to hills beyond

£285,000

Gorsey Bank, , Wirksworth, DE4 4AD

Front of the home

This pretty detached stone-built cottage has a wide frontage, with timber-framed sash windows and chimneys adorning the roof at each end. There is a path and space at the rear to store logs, bins and other items out of sight. In front of the home are two stone troughs and there are wall lights, wooden shutters, brackets for hanging baskets and a wall-mounted letterbox.

Two separate entrance doors lead into the cottage - we will enter through the beveled solid pine door into the kitchen.

Breakfast Kitchen

11'5" x 9'6" (3.48 x 2.9)

The focal point in this large country-style kitchen is the substantial Rayburn oven, which is also used for heating. It has ovens, a grill, two hobs and a warming plate. The kitchen has a tiled floor, beamed ceiling with light fitting and radiator. Set within the solid pine worktop is a ceramic Belfast sink with chrome taps. Beneath the worktop there is space and plumbing for a washing machine and room for a refrigerator. You can dine more formally in the adjacent dining room, but this kitchen does have space for a breakfast dining set or drop-leaf table. Just to the left as you head through to the dining room is a useful pantry with lots of shelving.

Dining Room

11'5" x 9'10" (3.48 x 3.02)

Step down from the kitchen onto the tiled floor of the dining room, which flows seamlessly through to the sitting room. This room has an oak door opening out to the front of the home and a stone fireplace with antique stone columns and a new stone lintel over. To the left of the fireplace are recessed cupboards and a timber-framed sash window with secondary glazing and a wide sill. The room has a ceiling light fitting and radiator, a tall built-in shelving unit and intriguing very worn step up into the inner hallway. Double doors with tall glazed panels lead through to the sitting room.

Sitting Room

11'5" x 8'11" (3.48 x 2.72)

The current owners have cleverly erected a paneled wall to separate the dining room and sitting room - they're both still good sizes but, especially on an autumn or winter evening, we can imagine this room feels lovely, snug and cosy. This dual aspect room has a timber-framed sash window with secondary glazing and a cute deep-set window which truly shows the thickness of these outer walls. This is another room with an original stone fireplace, this time housing a gas fire. The chimney is lined so the new owner could install a log burner. The chimney has a GC2 gas cowl which is specially designed to vent gas fires. The room also has a radiator and ceiling light fitting.

Inner Hallway

This is a bright and airy space thanks to the large skylight above and south-facing window, coupled with the fact that the current owners have opened up the landing on the first floor to let light flow easily through this area of the cottage. The hallway has a tiled floor, radiator, under-stairs cupboard and chandelier light fitting overhead. A pine door leads into the bathroom.

Bathroom

9'6" x 5'10" (2.9 x 1.8)

With a separate bath and shower, this is a large bathroom which has two large square windows and a light well overhead. On the left, the shower cubicle has curved glass sliding doors and houses a Triton electric shower. Within the cubicle are floor-to-ceiling tiles. The huge corner bath has a heritage chrome mixer tap. There is a pedestal ceramic sink, ceramic WC with integrated flush and a tiled floor. The bathroom also has wood-paneled walls, two ceiling light fittings and a radiator.

Stairs to first floor landing

We love the open feel of this staircase and landing. The aforementioned angled roof window and a timber framed window offer views to the fruit trees immediately beside the property. There is a large wide pine shelf where the wall has been removed, providing additional display/storage space. Overhead are a ceiling light fitting and loft hatch - the loft has lots of insulation, lighting and a boarded walkway. Matching beveled pine doors lead into the three bedrooms.



Bedroom One

11'5" x 9'11" (3.5 x 3.03)

From this elevated position, there are splendid views through the window over nearby historic rooftops to Providence Mill, the town and hilly countryside beyond. This spacious double bedroom is carpeted and has wood-paneled walls, a radiator and ceiling light fitting.

Bedroom Two

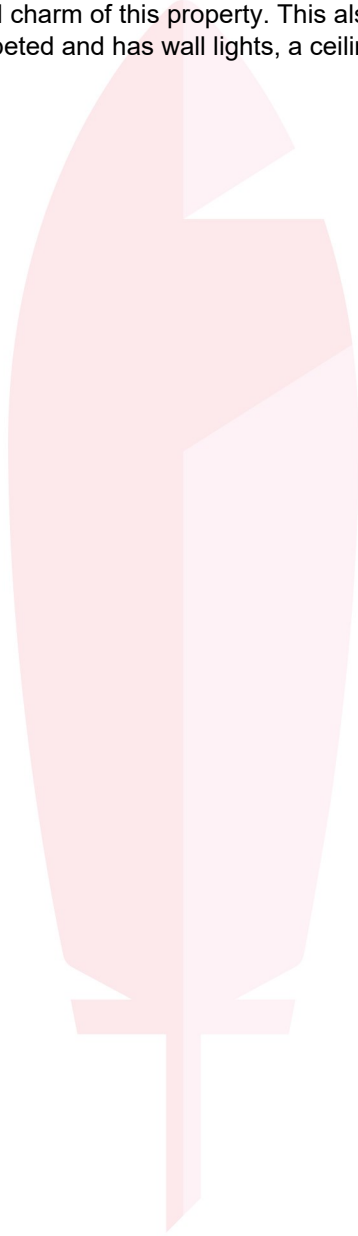
9'10" x 7'8" (3.02 x 2.34)

With similar views to Bedroom One, this single bedroom has a beautiful fireplace with iron grate - and the chimney could be opened back up very easily. The carpeted room has pine skirting, a radiator, ceiling light fitting and timber-framed sash window with secondary glazing.

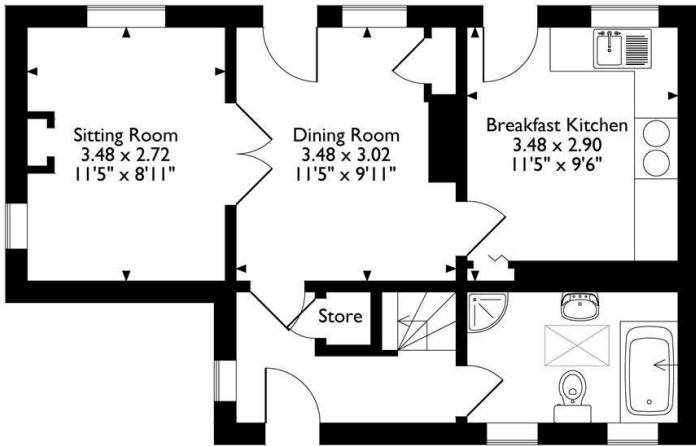
Bedroom Three

11'5" x 8'9" (3.5 x 2.67)

This is another good-sized double bedroom with similar views to the other two bedrooms through the main window. The smaller window has stone mullions - a nod to the age and charm of this property. This also has another stone fireplace that could easily be restored to full working order. The room is carpeted and has wall lights, a ceiling light fitting and radiator.



The Old Bakehouse
 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			

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			

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315