



Crown Yard, Wirksworth, DE4 4ET

£370,000

Built in 1765, this picture-perfect cottage really does have it all! Set in a secluded location in the heart of the town centre, this home has gated parking for two vehicles, a tranquil walled garden and character features throughout. Formerly a tinsmith's cottage, we love the fact that the smelting pot remains in the garden as a feature planter, near a historic water pump.

This is a rare treat indeed and is only a minute's walk into the market place in the centre of Wirksworth.

To the front of the home is a gated cobbled parking area with plenty of room for two cars to park comfortably. On the ground floor is an entrance hallway, breakfast kitchen and large sitting room, with a dining room up on the rear garden level. To the first floor are three bedrooms (including two large double bedrooms) and the family bathroom.

The pleasant walled rear garden is a peaceful sanctuary with dining patio and lawn.

Wirksworth has a thriving arts scene which includes the annual Wirksworth Festival, the independent Northern Light Cinema, some fantastic pubs, great eateries and independent shops. There is a popular leisure centre, good schools and well-respected medical centre.

Here, you're on the edge of the Peak District with Carsington Water, Cromford, Matlock and Dovedale all within a short drive. Chatsworth House, Bakewell and Buxton are all within easy reach too.

Crown Yard, , Wirksworth, DE4 4ET

Front of the home



Accessed via an archway off the market place and up a very quiet lane, turn right through double decorative iron gates onto the cobbled drive, where there is space for two or perhaps three vehicles to park. This area is bordered by a high stone wall. The detached cottage is double-fronted with a brick facade and well-matched brick extension at the far end. It has timber-framed windows (including several sash windows and a tiled roof. There is an outside tap and plenty of space for pot plants and seating, together with the timber shed which is included in the sale. Each side of the front door are hanging basket brackets and there is a light overhead. Enter the home through the pretty red wooden door with letterbox and iron handle.

Entrance Hallway

The hallway has a tiled floor and high ceiling with light fitting. Stepping onto the recessed barrier mat, there is a wall-mounted storage heater on the left and stairs directly in front. Up to the left of the stairs are a number of coat hooks. A beveled pine door leads into the kitchen and a paneled glass-and-pine door opens into the sitting room.

Breakfast Kitchen

11'10" x 11'3" (3.61 x 3.45)



Flooded with natural light, thanks to windows facing east, south and west, this kitchen has a high beamed ceiling with two light fittings. With space for a 4 seater dining table, it does mean that you could use the room we've designated as the dining room for a multitude of other purposes.

This kitchen has a tiled floor and plenty of space for a

fridge-freezer and dresser. On the left as you enter from the hallway is a solid granite L-shaped worktop with plenty of space for food preparation and small appliances. The integrated stainless steel 1.5 sink and drainer with chrome mixer tap sits beneath the main window, with views across to Crown Yard and the historic buildings therein. There is space and plumbing beneath the worktop for a washing machine and dishwasher, together with space for an electric oven beneath the wall-mounted extractor fan.

The kitchen doesn't want for storage, with plenty of high and low country-style solid pine cabinets. On the right, the smaller granite worktop also has cabinets above and below, with a full-height cupboard in the right-hand corner. On the wall is a storage heater.

Sitting Room

12'2" x 10'11" plus 8'8" x 8'6" (3.71 x 3.35 plus 2.65 x 2.6)



The huge sitting room is also bathed in natural light from two large east-facing windows (one a timber-framed sash) and a west-facing window looking out to the rear garden. With an oak veneer floor, the centrepiece of this room is the log burner and flue set upon a tiled hearth in the chimney, with its stone jambs and brick surround. The room has a high beamed ceiling with two light fittings.

We like the exposed stone wall - the other walls are all plastered and painted white - and the flexible room layouts that are possible in this spacious rectangular room. It has pine skirting boards and two wall-mounted storage heaters.

Stairs

Carpeted stairs with a handrail on the left lead up to the galleried first floor landing. Halfway up, double timber doors with vertical glass panels open into the dining room.

Crown Yard, , Warksworth, DE4 4ET

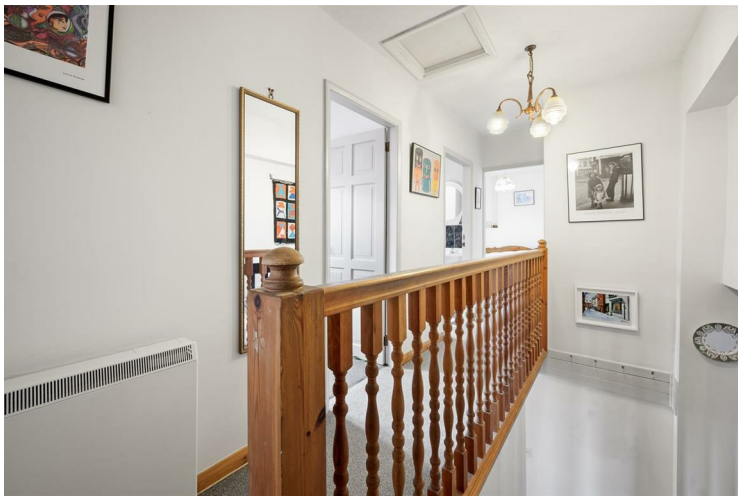
Dining Room

11'3" x 10'9" (3.45 x 3.3)



As we opened those double doors, we heard a flurry of birdsong from the garden outside - it was a lovely welcome! As mentioned earlier, this room could be suitable for a variety of uses including a home office, playroom/snug and perhaps an occasional guest room too if you have lots of friends and family visiting. The room is carpeted and has large windows looking out west and northwards over the rear garden. There is also a part-glazed door to the rear garden. The room has a high ceiling with beams and light fitting and two wall-mounted storage heaters.

First floor landing



The carpeted, galleried landing has a chandelier light fitting and loft hatch overhead. At the landing itself there is a large airing cupboard, wall-mounted storage heater and matching paneled doors with brass handles into the three bedrooms and family bathroom.

Bedroom One

12'7" x 12'5" (3.85 x 3.8)



The views from the front sash window of this dual aspect double bedroom look out over rooftops up to the Gilkin (local landmark with a hill rising up to a long plateau overlooking the town). At the rear you have a view of the pretty garden below. On this first floor, the ceilings are also high and this room has a ceiling light fitting and another loft hatch. The room is carpeted and has an electric panel heater and lots of space for a bed and plenty of furniture.

Bedroom Two

9'10" x 5'8" (3 x 1.75)

This cute single bedroom has views directly across to the distinctive town hall clock. This carpeted room has a ceiling light fitting and electric panel heater.

Bathroom

6'6" x 5'6" (2 x 1.7)



A classically-styled room with Heritage-branded bathware. The bath has chrome taps and an electric Mira shower with pivoting glass screen. Around the bath are floor-to-ceiling tiles. Beyond the window with yet more charming rooftop views is an ornate WC and a pedestal sink with chrome taps. The room also includes a chrome towel heater, wall-mounted Dimplex heater, ceiling light fitting and ceramic tiled floor. It is a quiet bathroom in which to soak and relax.

Bedroom Three

11'11" x 9'6" (3.65 x 2.9)

Like Bedroom One this is another spacious double with great

Crown Yard, , Wirksworth, DE4 4ET

views through the front and rear windows. This room is carpeted and has a ceiling light fitting and electric panel heater.

Rear Garden

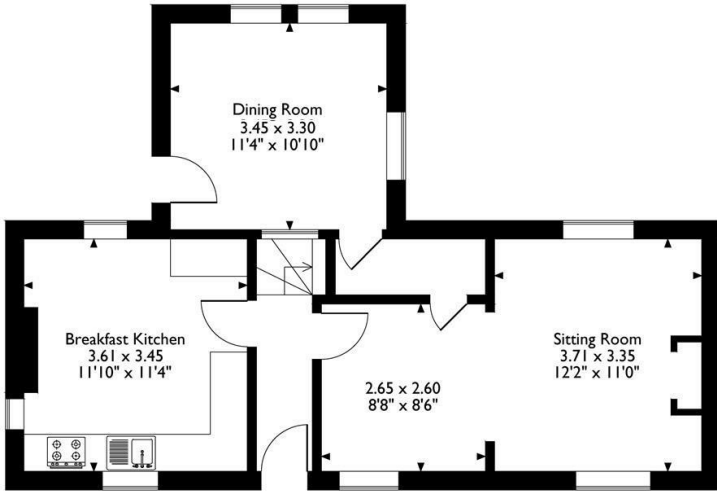


Surrounded by a high stone wall with no immediate neighbours, this garden is so quiet and tranquil that you can barely believe you are in the centre of the town. Accessed from the dining room or from the large wide timber gate out to the side path, we love that the tinsmith's melting pot is now a permanent feature, acting as a planter for several flowering plants. A path leads round to the sheltered patio area. Four steps lead up to the raised garden where there is space for a shed. The L-shaped lawn is punctuated with a range of mature bushes and trees including pretty rounded arborvitae, a Japanese flowering cherry tree and elderberry tree.

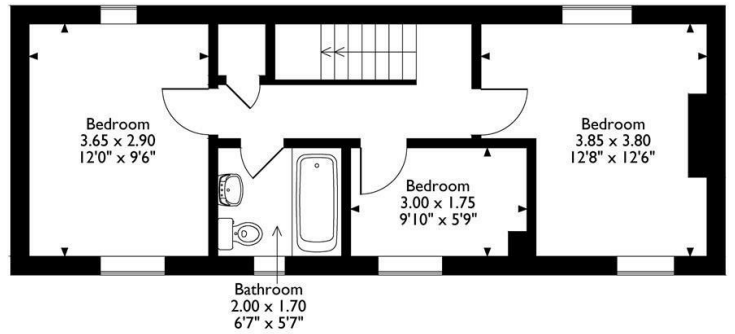
N.B. EPC (Energy Performance Certificate) pending



The Old Tinsmiths Cottage
 Approximate Gross Internal Area
 94 Sq M / 1012 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 | | |
| 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 | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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