



Steeple Grange, Wirksworth, DE4 4FS

Elegant, stylish, spacious and bright, this beautiful four double bedroom home has a self-contained one bedroom annexe, 2-3 off-road parking spaces, beautiful garden and direct access onto walks around the National Stone Centre and High Peak Trail. Built in 1880, the home features original fireplaces, lots of original detailing and modern flourishes which are sympathetic to the Victorian style of this home. There is also no upward chain, making this a straightforward purchase.

On the ground floor, the entrance hallway has two separate entrances into the huge full-length dining/living/kitchen area. Beyond is a graceful sitting room and towards the rear of the home are a ground floor WC and utility room. On the first floor there are four double bedrooms (one en-suite and with a walk-in wardrobe) and a family bathroom. The self-contained annexe is accessed from the front and rear gardens and features a kitchen, lounge and WC on the ground floor. Upstairs is a large double bedroom and shower room. The front garden is verdant and a lovely entrance to the home. At the rear, the garden there has dining areas, a lawn and access directly out to the 2-3 parking spaces and onto the National Stone Centre walks and High Peak Trail around the corner.

Wirksworth has just been named by The Sunday Times as 'the best place to live in Derbyshire'. It is rightly known as The Gem of the Peak and includes a wealth of thriving independent retailers, eateries and pubs. The High Peak Trail traverses the northern edge of the town and Carsington Water, Chatsworth House, the Peak District, Matlock, Bakewell and Buxton are all within a short drive.

N.B. The annexe to this home is classed as a separate property for Council Tax and is band A. The EPC rating for the annexe is C.

- NO UPWARD CHAIN
- 5 double bedrooms and 3 bathrooms plus 2 WCs
- Beautiful original fireplaces
- Wirksworth named Sunday Times Best Place to Live in Derbyshire
- Spacious rooms and stylish decor throughout
- Walking distance to town centre, schools and parks
- Off-road parking for 2-3 vehicles
- South-west facing garden with dining areas
- Adjacent to National Stone Centre walks and High Peak Trail
- Perfect for walking and cycling routes nearby

£575,000

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Front of the home

Enter the front garden through an iron gate set within a stone wall, with beech hedge above along the full width of the garden. There is a mature Japanese flowering cherry tree in the left-hand corner and neat lawns and flower beds each side of the path running to the front of the home. This path goes around the left side to the front door of the annexe. The home has an impressive stone facade and stone lintel over the front door. Enter the home through a composite front door with chrome handle and letterbox.

Entrance Hallway

The initial porch area has a ceramic tiled floor, high ceiling with light fitting and full-height cupboard on the right with shelving and meters. Step through a wooden door with decorative glazing into the beautiful hallway. The striking arch with swirling stone European corbels is eye-catching and frames the view through to the stairs and kitchen.

This hallway has a tiled floor, two chandelier ceiling light fittings, skirting boards, ceiling coving and a panelled wall. Everything feels elegant and high quality. There is also a radiator and under-stairs cupboard with lighting and power points. To the right is a staircase up to the first floor. A modern Mexicana door on the left leads into the dining area and an open entrance at the end leads into the breakfast kitchen.

Breakfast Kitchen

19'0" x 13'5" (5.8 x 4.1)

With a large square skylight, fully-glazed door to the rear garden and lots of recessed ceiling spotlights, this is a light and airy room. The kitchen has a large central island with breakfast bar and space for three stools, with lots of drawers and deep pan drawers on the opposite side. From the right, there is space for a fridge-freezer. To the left of that is a former fireplace, which now has shelving and contemporary tiles, which match the splashbacks around the L-shaped worktop.

The Kenwood stove was bought in 2024 and is included in the sale. It has a five-ring gas hob, ovens and large brushed chrome extractor fan above. The worktop has cabinets below and wall-mounted shelving above. A ceramic double Butler's sink has a heritage-style swan neck chrome mixer tap and there is space and plumbing further along for a dishwasher.

Over to the left is another worktop with fitted cabinets and space for a refrigerator. There is another smaller worktop with low-level cabinets on the wall opposite. The kitchen has light oak-effect laminate flooring and this changes to ceramic tiled flooring by the back door, which flows around to the WC and large utility room.

Utility Room

7'0" x 6'6" (2.15 x 2)

Formerly an external store, this room has been integrated into the main home. It has a high ceiling with Velux window, wall light and tiled floor. There is space and plumbing for a washing machine, a boiler and lots of open storage space.

WC

4'1" x 3'1" (1.25 x 0.95)

A Mexicana door leads into this useful ground floor WC, which has a tiled floor and ceramic WC with integral flush. There is a wall-mounted hand wash basin with chrome mixer tap, chrome vertical heated towel rail, panelled wall, wall light and extractor fan.

Living Area

12'3" x 10'11" (3.75 x 3.35)

Located in the heart of the home, there is an open entrance from the breakfast kitchen and another through to the dining area. A half-glazed door leads into the sitting room.

The focal point is the large log burner which can effectively heat the whole home when in full effect. Set in a large stone fireplace, it has a flue and the chimney is swept annually. The alcove on the right has fitted shelving. The room has a ceramic tiled floor, ceiling light fitting and plenty of room for seating and additional furniture.

Dining Area

14'9" x 12'8" (4.5 x 3.87)

The large east-facing bay window at the front floods this area with natural light. The room has light oak-effect laminate flooring, a ceiling light fitting, radiator and a beautiful ornate fireplace which has been capped and can be easily reinstated as a working fire. It currently houses a traditional style electric power fire set within the original fireplace. There is a radiator too and space for an 8-seater dining table.

Sitting Room

19'4" x 14'5" (5.9 x 4.4)

This splendid room has two east-facing sash windows with fitted roller blinds. With light oak-effect laminate flooring, the room has fitted glass-fronted display cabinets which run almost the full width of the right-hand wall. There are two radiators, a ceiling light fitting, skirting boards and lots of space for flexible room layouts.

Stairs to first floor landing

The grand staircase is carpeted and has a pine balustrade on the left with decorative spindles. The galleried L-shaped landing has two chandelier ceiling light fittings, a radiator, loft hatch and space for a bookcase and storage. Matching Mexicana doors with chrome handles lead into the four double bedrooms (one en-suite) and bathroom.

Bedroom One

13'5" x 10'11" (4.1 x 3.35)

Situated at the rear, western side of the home, this bedroom has views over the rear garden and beyond to the leafy edge of the paths through the adjacent National Stone Centre. The pretty iron fireplace has been painted white and has a stone hearth. The room has light oak-effect laminate flooring, a high ceiling with light fitting and radiator. It's a spacious room with space for a double bed, wardrobes and other bedroom furniture.

Bedroom Two

11'11" x 6'6" (3.65 x 2)

Bedrooms 2 and 3 were formerly a very large double bedroom - they've now been split into two separate bedrooms. This is the smaller of the two, but is still roomy enough for a double bed with additional furniture. The room has light oak-effect laminate flooring, a ceiling light fitting, radiator and east-facing sash window.

Bedroom Three

11'11" x 10'7" (3.65 x 3.25)

This large double bedroom also has light oak-effect laminate flooring and an east-facing sash window, with views towards Bolehill. There is a radiator, ceiling light fitting and fitted shelving in the alcove on the right.

Bedroom Four

14'3" x 12'3" (4.35 x 3.75)

This grand master suite comprises a huge double bedroom, en-suite shower room and large walk-in wardrobe. The bedroom has two east-facing sash windows with fitted roller blinds, light oak-effect laminate flooring, two radiators, a ceiling light fitting and plenty of space for a double or king size bed and furniture. The walk-in wardrobe is carpeted and has a ceiling light fitting and lots of hanging rails.



En-Suite Shower Room

8'0" x 6'6" (2.45 x 2)

We love the pretty patterned tiled floor in this spacious en-suite. The large cubicle on the right has a pivoting glass door and houses a mains-fed shower. The grey wooden vanity unit has a rectangular sink above with heritage-style chrome mixer tap. The ceramic WC has an integral flush and there is a Velux window, radiator, extractor fan, wall light and recessed ceiling spotlights.

Bathroom

11'1" x 7'0" (3.4 x 2.15)

The huge bathroom has a bath with chrome mixer tap, mains-fed shower above and rectangular tiled surround. The antique style WC has a matching ceramic pedestal sink with chrome taps. Behind those is a wide shelf and panelled walls. The wide frosted double-glazed window has fitted roller blinds and the room also includes recessed ceiling spotlights, an extractor fan, radiator and contemporary tiled floor.

Annexe - Kitchen

11'11" x 10'9" (3.65 x 3.3)

We'll enter the annexe from the rear garden, through a composite door with chrome handle. The kitchen has a tiled floor and recessed ceiling spotlights. Immediately in front is a large under-stairs cupboard with folding wooden doors. To the left, a long, wide L-shaped worktop has lots of cabinets above and below.

Set within the worktop is a Butler's sink with heritage-style chrome mixer tap. This sits beneath the large square uPVC window with views out to the rear garden. There is space and plumbing below the worktop for a washing machine. Moving around the worktop, there is an integrated four-ring gas hob with electric oven below and extractor fan above, then a tall fitted fridge-freezer. The kitchen includes a radiator and door through to the lounge.

Lounge

17'8" x 14'1" (5.4 x 4.3)

With direct access from the front garden through a composite door with chrome handle and letterbox, this spacious room has large east-facing and west-facing windows, together with two high-level south-facing windows. So it is flooded with natural light from all angles. The room is carpeted and has two radiators, two ceiling light fittings and a fireplace with marble hearth, surround and pine mantelpiece. There is plenty of space for sofas ,furniture and a 2-4 seater dining table.

Ground Floor WC

With a part-glazed timber door and tile-effect laminate flooring this room includes a ceramic WC with integral flush, wall-mounted Roca hand basin, ceiling light fitting and extractor fan.

Stairs to first floor landing

Carpeted stairs with solid pine handrails on the left and right lead up to the landing, where there is a tall west-facing window and ceiling light fitting. Matching white panelled doors with chrome handles lead into the bedroom and shower room.

Bedroom Five

17'8" x 17'4" (5.4 x 5.3)

This huge double bedroom has a large west-facing window with views over the rear garden towards the leafy walks beyond. The room is carpeted and has a radiator, ceiling light fitting, loft hatch and ample room for a bed, wardrobes and desk/dressing table.

Shower Room

10'11" x 8'8" (3.35 x 2.65)

This large room has an accessible walk-in shower and lots of full-height storage cupboards on the right and at the far end. The electric Mira shower has a tiled surround. There is a ceramic pedestal sink to the left with chrome taps and a ceramic WC with integral flush. The room also includes a large frosted double-glazed window, radiator and recessed ceiling spotlights.

Rear Garden

This is a spacious, secluded and private sanctuary at the rear of the home, which can easily be separated into two sections if you wanted to create a separate garden for the annexe. Accessed via an iron gate from the parking area and via a timber side gate, you can also enter the garden from the annexe and main home kitchens.

The patio with flagstone paving stretches the full-width of the home. Amongst the gravelled areas suitable for outdoor dining, seating and planters is a pretty apple tree. There is space on the right for a log store. There is an outside tap, outside lights and plenty of hanging basket brackets.

Six stone steps in the centre lead up through a wooden gate to the very pretty lawned main garden area, which was abuzz with birdsong as we wrote this. Lawns on the left and right have planted borders and raised flower beds, including another apple tree to the left. There is space on the right for a large shed. Four more steps lead up to the large sheltered dining area on the right. Timber fences form the boundaries of this garden.

A decorative iron gate leads out to the parking area at the rear of the property, where there is space for 2-3 vehicles to park in front of the very large shed. Over to the left is a communal parking area. From here you have direct access in one minute to the paths and trails meandering around the extensive public grounds of the National Stone Centre. A two minute walk leads to a cafe and the High Peak Trail - a 26 mile off-road walking and cycling track from Cromford to Buxton - is only one minute further on. It's a magical spot for nature lovers, dog walkers and everyone who loves the great outdoors.

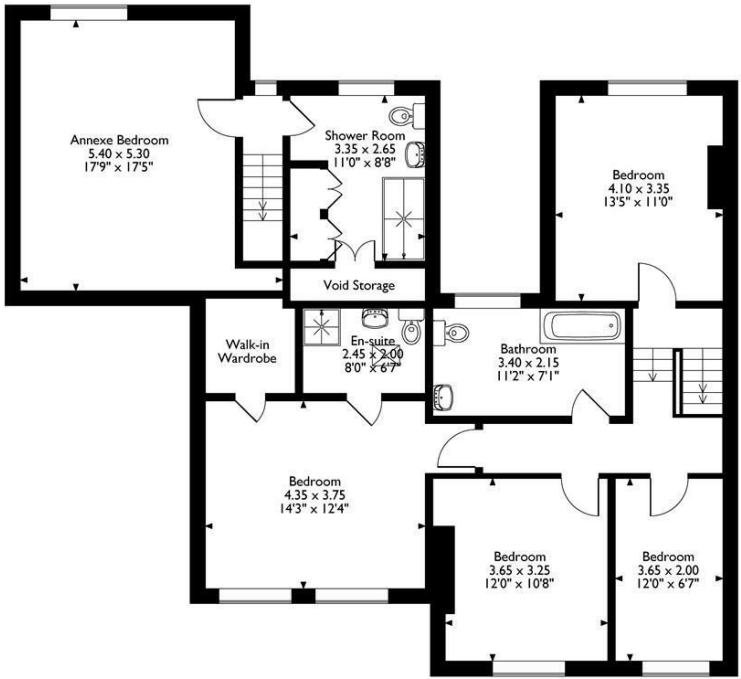


3 & 3A Steeple Grange
Approximate Gross Internal Area
268 Sq M / 2885 Sq Ft

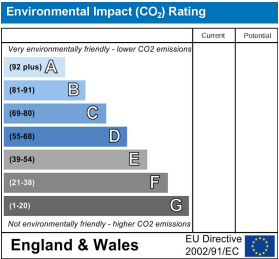
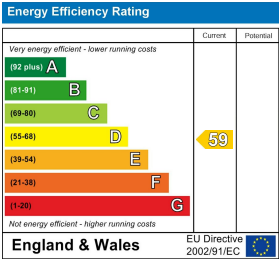


Ground Floor

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First Floor



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