



Coldwell Street, Wirksworth, DE4 4FB

One of the most prominent, important residences in Wirksworth. With driveway parking for 8+ vehicles, this elegant home has spacious rooms throughout, a detached two storey stable block and annexe suitable for additional living accommodation and beautiful views of the pretty churchyard. The property offers a great opportunity to renovate and create your dream home.

Located in the heart of the town centre, this three storey former rectory has a grand entrance hall, sitting room, drawing room, dining kitchen, study and WC, with door down to the cellar. On the first floor are five double bedrooms, a bathroom and shower room and a spectacular central galleried landing. To the second floor are three further double bedrooms (one with dressing room/study off) and several store rooms.

The large lawned garden at the front includes a sweeping driveway and gated entrance to the rear garden, where there is plenty more parking, a large detached stable block and access to a two storey annexe.

Positioned in the heart of the town centre, this home is within a five minute walk of all the thriving independent shops, cafes, restaurants and pubs. The fabulous Northern Light cinema is around the corner, as is the Ecclesbourne Valley Steam Railway station. The schools, leisure centre and Hannage Brook medical centre are within a 5 minute walk, whilst the High Peak Trail traverses the northern edge of the town. Carsington Water, Chatsworth House and all the market towns and delights of the Peak District are within a short drive.

- Substantial 3 storey home with annexe and detached stable block
- Prominent town centre residence - almost 6,000 square feet of accommodation
- Opportunity to renovate and add value
- 8 bedrooms, 2 bathrooms and 4 reception rooms
- Huge south-facing lawned garden
- Driveway parking for 8+ vehicles
- Potential holiday let or family accommodation in stables and annexe
- Unrivalled views to churchyard
- Grade II Listed - packed with original features
- Grand entrance hall and spacious rooms throughout

£870,000

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Entrance Hallway

23'7" x 11'9" (7.2 x 3.6)

The front of the home has a stone facade with huge timber-framed sash windows on all three floors. Ivy and fuschia adorn this front wall.

From the front garden, enter the home through a timber door set within a grand stone arch with half-moon glazed panel above. The enormous hallway is large enough to host a party! It has flagstone flooring, a stately staircase, decorative coving and tall skirting boards. There are also two large fitted cupboards, two radiators, a chandelier light fitting and white panelled doors to the sitting room, drawing room, kitchen and inner hallway.

Sitting Room

20'0" x 15'8" (6.1 x 4.8)

This splendid large reception room has a serving hatch to the kitchen, so could also be a formal dining room. It has a high ceiling with chandelier light fitting and a fireplace with marble surround and local Hopton stone hearth. We adore the almost full-height sash windows with fitted shutters, drape curtains and pelmets. The room is carpeted and has three radiators.

Drawing Room

19'10" x 15'8" (6.05 x 4.8)

Similar to the sitting room, this elegant room has two full-height sash windows looking out to the front garden. This beautiful south-facing room has a chandelier light fitting, marble fireplace with hearth and four radiators. The room is carpeted and has tall skirting boards, ceiling coving and a picture rail.

Kitchen-Diner

20'0" x 15'10" (6.1 x 4.85)

The spacious L-shaped kitchen has lots of storage and plenty of room for a 6-8 seater dining table. There are two north-facing windows and a tall east-facing window, which flood the room with natural light. With tile-effect vinyl flooring, the room has a large fireplace housing a gas fire and three ceiling light fittings.

The worktops have a large number of cabinets and drawers above and below. There is also an integral 1.5 stainless steel sink and drainer with chrome mixer tap, space for an oven, washing machine and other appliances.

Inner Hallway

Accessed via the rear entrance door and from the main hallway and kitchen, this hallway has a vinyl floor and doors to the cellar, WC, a store and study. We love the original Bakelite house bells and there is a separate rear staircase here to the upper floors.

Study

16'10" x 12'11" (5.15 x 3.95)

Previously the rectory prayer room, this has an oak fireplace, north-facing window, storage cupboard and radiator. The carpeted room also has two ceiling strip lights.

Ground floor WC

With ceramic pedestal sink and WC

Stairs to first floor landing

The grand main staircase sweeps up from the entrance hallway to the large galleried landing in this central atrium. This impressive area is carpeted and has a glass ceiling with a chandelier hanging from a reinforced central light fitting. The landing has two radiators and doors to four double bedrooms, a bathroom and door to the rear staircase area where there is a fifth double bedroom and shower room.

Bathroom

9'2" x 3'11" (2.8 x 1.2)

The bath has chrome taps, mains-fed shower over and pivoting glass screen. The room also has a pedestal sink, ceramic WC with integral flush, vertical heated towel rail, vinyl flooring, timber-framed window, ceiling light fitting and over-sink light with shaver point.

Bedroom One

16'0" x 12'1" (4.9 x 3.7)

This large double bedroom at the rear has views over the rear garden and town centre rooftops. There is a tall north-facing sash window, radiator, ceiling light fitting and fireplace in this carpeted bedroom.

Bedroom Two

20'0" x 15'3" (6.1 x 4.65)

This spectacular and enormous bedroom at the front of the home has two tall south-facing sash windows. The room is carpeted and has three radiators, two ceiling light fittings, a fireplace with iron grate and full-height fitted double wardrobe.



Bedroom Three

11'9" x 9'8" (3.6 x 2.95)

Currently set up as a home office, this room has beautiful views over the front garden and churchyard to the countryside beyond. The sash windows have fitted shutters and the carpeted room has a radiator and ceiling light fitting.

Bedroom Four

19'10" x 15'3" (6.05 x 4.65)

Another very large double bedroom, the two south-facing sash windows with fitted shutters have arguably better views than bedroom three. This room is carpeted and has three radiators, a ceiling light fitting and two large double fitted wardrobes.

Bedroom Five

15'8" x 14'9" (4.8 x 4.5)

Located at the rear, this large double has a wide and tall north-facing sash window. The room is carpeted and has a fireplace, two radiators and ceiling light fitting.

Shower Room

The cubicle houses a mains-fed shower and has a pivoting glass door. The ceramic pedestal sink has chrome taps and there is a ceramic WC and, opposite the room, a large storage cupboard.

Stairs to second floor landing

Stairs lead up to the beautiful galleried landing with skylight windows above. The central atrium could be opened up and would be a stunning feature. There are doors to three double bedrooms and four storage cupboards.

Bedroom Six

20'0" x 15'10" (6.1 x 4.85)

This dual aspect room has incredible views through a huge north-facing window over rooftops to Bolehill - and through the east-facing window to the verdant hillside beyond the town. With exposed oak floorboards, the room has an original iron fireplace and grate, ceiling light fitting and internal door through to bedroom seven.

Bedroom Seven

15'8" x 9'10" (4.8 x 3)

This double bedroom has yet more elevated views over the front garden and churchyard through the large south-facing sash window. The carpeted room has an original fireplace and grate, ceiling light fitting and door through to a connecting room, which would make a great dressing room or home office.

Bedroom Eight

11'11" x 9'8" (3.65 x 2.95)

In a house of great views, this room has probably the best views through the south-facing window over the front garden, churchyard and over rooftops to the countryside.

Outbuildings - Detached Stable Block

Subject to planning approval, this two storey former stable block offers the opportunity to renovate. The two downstairs rooms have flagstone flooring and include the original stone trough sink, iron hay feeders and solid oak doors. The upper storey has two rooms and there are light fittings.

Annexe

Accessed from the rear of the home and with windows looking out to the front garden, this stone-built two storey annexe offers a great opportunity to renovate for a variety of purposes. It could be additional family accommodation, a holiday let, gym, games room, home office, etc.

Front Garden

The large lawned south-facing garden has a tall traditional Derbyshire stone wall with gate through to the path encircling the churchyard. This secluded private garden includes planted borders and mature sycamore and yew trees. The driveway sweeps through a wide timber gate from the rear, providing space for several vehicles to park.

This is a wonderful space in which to entertain and for children to play.

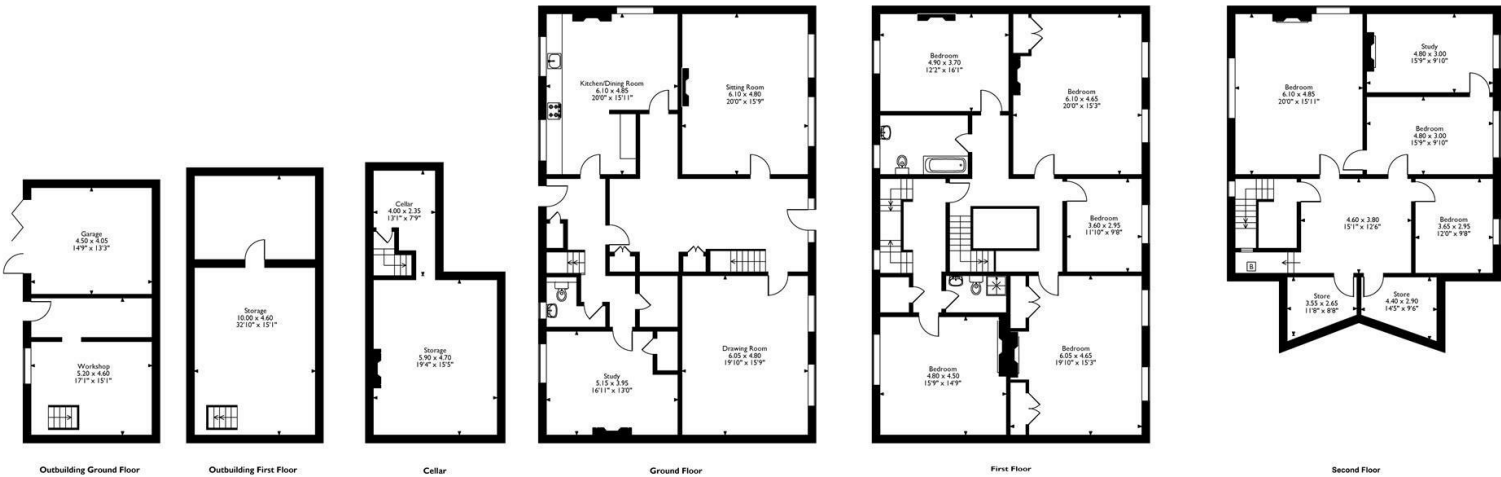
Rear of the home

At the rear, the boundary is formed by an 8-10 foot high stone wall. Enter the driveway between two tall stone pillars onto a gravel driveway which curves around to the rear of the home and stable block. Double timber gates open through to the front garden and extended driveway.

This rear space includes three small lawned areas with planted borders including a mature beech tree, holly and sumac trees.



The Rectory
Approximate Gross Internal Area
551 Sq M/ 5930 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	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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