



Cromford Road, Wirksworth, DE4 4FH

With two double bedrooms, this characterful cottage is a flat five minute walk into the town centre. Much of the furniture can be included, making it an ideal home for first time buyers or perhaps a turnkey holiday let or rental property. Built in 1900, this elegant home is packed with attractive, original features and has an easy-maintenance front and rear garden. Located opposite a play park, with lovely walks in all directions through meadows and up to the High Peak Trail, there is also a free car park a one minute walk away.

On the ground floor, the entrance hallway has doors into the sitting room and dining room and on through to the kitchen. To the first floor is a modern shower room and two spacious double bedrooms. The pretty front garden and rear patio garden are easy to maintain and include a large shed and brick store.

This home is in an extremely popular area of town, just a five minute flat walk into the centre of town. For children, a nursery and the town schools are all within a ten minute walk and there is a popular play and skate park opposite. Adults and children alike will love exploring the walk up Old Lane to the National Stone Centre and on to the High Peak Trail, where off-road trails run for 25+ miles to Buxton and High Peak Junction.

Wirksworth has a thriving arts scene which includes the annual Wirksworth Festival and the independent Northern Light Cinema. Named by The Sunday Times as the best place to live in Derbyshire, Wirksworth also has the Ecclesbourne Valley steam railway, some fantastic pubs (we especially love the Feather Star and Royal Oak) and great independent shops, coffee shops and eateries. The High Peak Trail runs across the northern edge of the town and there are countryside walks in all directions.

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.

- Very well-presented 2 double bedroom home
- Some furniture can be included in the sale (details below)
- Play park opposite and walks to Stone Centre and High Peak Trail
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'
- Flat walk to town and schools
- Modern shower room and new boiler installed August 2025
- Free car park 1 minute walk away
- Easy-maintenance front and rear gardens
- Council Tax band B
- Period features throughout

£258,000

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Front of the home

Enter the front garden through a pretty blue decorative iron gate. A paved path to the front door has a stone wall on the left. The well-maintained garden has flower beds and a tall boxwood hedge on the right. Enter the home through a half-glazed solid timber door with iron handle and letterbox.

Entrance Porch

With distinctive patterned floor tiles, the porch has a gabled roof and a half-glazed original pine door with iron knocker and letterbox opening into the entrance hallway.

Entrance Hallway

The carpeted hallway has a radiator, wall light and matching pine doors into the sitting room and dining room. Stairs lead on up to the first floor.

Sitting Room

13'9" x 10'0" (4.2 x 3.07)

A spacious room, the timber-framed sash windows offer views north-east up to Bolehill and have eye-catching pivoting shutters. The fireplace houses an open fire with lined chimney. It has an iron grate and decorative surround with tiled hearth and grand mantelpiece. This carpeted room has a radiator, ceiling light fitting, tall pine skirting boards and a fitted pine corner TV cabinet.

Dining Room

10'4" x 10'0" (3.15 x 3.07)

We adore this room, where the quarry tiled floor flows seamlessly into the kitchen. In the chimney breast is a substantial 'Intrepid II' cast iron gas fire. The west-facing timber-framed sash window looks out to the rear garden. The room has a radiator, ceiling light fitting and pine doors into the large pantry and kitchen. The pantry is a cool storage space with power and space for a tall fridge-freezer.

Kitchen

10'0" x 6'2" (3.05 x 1.9)

With a quarry tiled floor, the kitchen has a south-facing window and door to the rear garden. The L-shaped granite worktop has an integral Butler's sink with heritage-style chrome mixer tap. There is space and a gas supply for an oven, as well as space and plumbing for a washing machine and dishwasher. The kitchen includes a range of high and low level cabinets and an Ideal Logic boiler (installed August 2025), as well as a ceiling light fitting.

Stairs to first floor landing

Carpeted stairs with a pine handrail on the right curve up to the galleried landing. Here, you'll find a radiator, ceiling light fitting and loft hatch. The loft is boarded with ample storage and is accessed via a ladder. Matching pine doors open into two double bedrooms and a modern shower room.

Shower Room

10'2" x 6'2" (3.1 x 1.9)

This recently modernised room has a large double walk-in shower with tall reinforced glass screen. It hosts an Aqualisa electric shower and has a contemporary tiled surround. There is an Ideal Standard ceramic pedestal sink with chrome mixer tap and ceramic WC.

The room also includes a timber-framed sash window, pine-effect laminate flooring, radiator, ceiling light fitting and a full-height airing cupboard with water tank and lots of shelving.

Bedroom One

13'7" x 8'0" (4.15 x 2.45)

This roomy double has plenty of space for a double bed, wardrobe and additional bedroom furniture. It has a tall south-facing window, radiator, ceiling light fitting and is carpeted.



Bedroom Two

13'11" x 10'0" (4.25 x 3.07)

A large double bedroom at the front of the home, there are splendid views through the wide gap in houses opposite up to Bolehill. This carpeted bedroom has a tall timber-framed sash window, radiator, ceiling light fitting and lots of space for a king size bed, desk/dressing table and furniture.

Rear Garden

Accessed from the kitchen and via a rear gate, the garden has a large square patio which is perfect for outdoor dining. Facing south and west, it gets the afternoon sun through to sunset. The elevated L-shaped flower bed has a pretty Lauristinus tree in the corner. A lockable large shed and coal bunker provide useful storage and the separate brick room is ideal for log storage. The rear door into the kitchen has attractive blown glass panels with a light above. It's a lovely spot to relax with friends and family.

Items included in the sale

Kitchen appliances:-

Fridge Freezer, Wine fridge, Cooker, Dishwasher, Washing machine

Dining room:-

Welsh Dresser, Dining table & chairs

Items available by separate negotiation

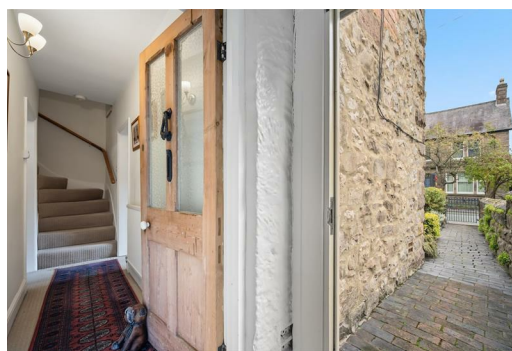
Back bedroom:-

Wardrobe, Chest of drawers, Bedside table, Double bed frame

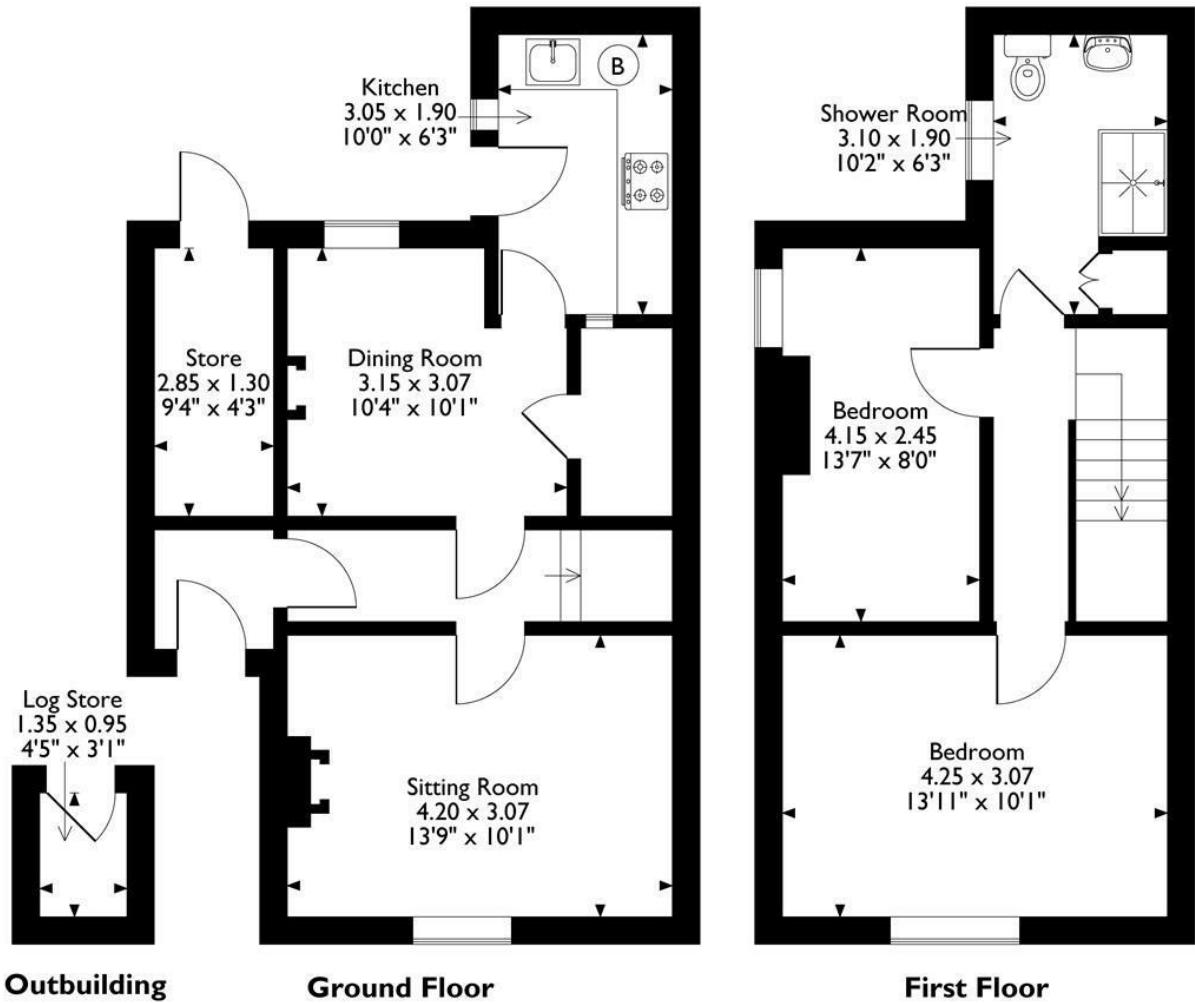
Front bedroom:-

Wardrobe, Chest of drawers, 2 bedside tables

****N.B. New EPC pending****



25 Cromford Road
Approximate Gross Internal Area
78 Sq M / 840 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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