



GRANT'S
OF DERBYSHIRE

The Milk House, Bolehill Road, Bolehill, Wirksworth DE4 4GQ
Offers Around £659,995

We are delighted to offer For Sale this four double bedroomed, stone-built, detached barn conversion located in this sought after hamlet of Bolehill, a short distance from the popular and vibrant town of Wirksworth. This home has operated as an extremely popular holiday let and is extremely well presented throughout. The property benefits from double glazing, gas central heating and is warmed by underfloor heating on the ground floor. The accommodation comprises (lower ground floor); two double bedrooms, lounge area and a family bathroom. On the ground floor there is a quality fitted kitchen and large living room with French doors that open out onto a patio/balcony area. On the first floor there are two further double bedrooms, a lounge area and a shower room. Outside there is a good sized garden area and patio with a small area of woodland with off street parking for two/three vehicles. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

Bolehill enjoys an elevated position offering superb views over the surrounding hills and countryside. Black Rocks and the 17.5 mile long, traffic free, High Peak trail are ten minutes walk from the door. Five minutes drive (better still, a walk across the fields!) takes you into Wirksworth which boasts excellent butchers, eateries, chemist, independent shops, cafes and bars. The Library and Town Hall give access to many pursuits and the local cinema, with vintage bar and tapas is a must!

A Brief History

This home was built around 18 years ago on the site of a former agricultural building, known to be a milking parlour, some 18 years ago. This building was constructed in its place with local Birchover stone and was fitted out with solid oak floors, doors, ceiling timbers and staircases and has operated extremely successfully as a holiday let until now.

Ground Floor

Entered at ground floor level, the main front door opens into the

Entrance Hall 6'2" x 13'6" (1.88 x 4.12)

With a solid oak flooring, exposed ceiling timbers and the oak staircases which lead up to the first floor and down to the lower ground floor. The large opening on the right leads into the

Dining Kitchen 13'6" x 13'4" (4.12 x 4.07)

With exposed ceiling timbers and windows to front and rear aspects providing a good level of natural light. Here we have an extensive range of solid oak, wall, base and soft-closing drawer units with a black granite worktop over and inset Belfast sink. There is ample space here for a family-sized dining table and chairs and there is space and plumbing for a dishwasher. The gas powered cooking range with double oven and extractor hood over is included in the sale. Back in the entrance hall, the latched oak door leads into the

Living Room 20'7" x 13'6" (6.28 x 4.12)

A larger than average reception room with matching wall lights, exposed ceiling timbers, arrow-slit windows to the side aspect and a handsome stone fireplace with a wood-burning stove providing a pleasing focal point. There are TV connections and fully glazed double doors which open out onto the patio and balustraded balcony. Back in the entrance hallway, the oak staircase descends down to the

Lower Ground Floor

Having a lounge area and a utility cupboard which has space and plumbing for a washing machine and tumble drier. The first latched door leads into

Bedroom Three 13'7" x 13'4" (4.15 x 4.07)

With a ceramic tiled floor and exposed ceiling timbers, this is a good sized double bedroom with windows overlooking the rear garden.

Family Bathroom 9'3" x 6'3" (2.82 x 1.92)

With a traditional white three piece suite comprising of a claw-footed double ended bath, pedestal sink and low flush WC. There is a heated towel rail and a window to the rear aspect.

Bedroom Four 13'7" x 12'9" (4.15 x 3.89)

Another good sized bedroom with two windows to the side aspect overlooking the rear garden. There is a vanity wash basin with mixer tap and storage cupboard beneath.

First Floor

From the entrance hallway the oak staircase rises to the first floor where we arrive at a small lounge area and the first door on the right leads into

Bedroom Two 13'6" x 13'1" (4.13 x 4)

A stunning bedroom with an open vaulted ceiling with exposed ceiling timbers and side aspect window. There is a vanity wash basin with storage cabinet beneath.

Shower Room 6'2" x 6'1" (1.9 x 1.86)

Fitted with a modern suite comprising; large shower enclosure with thermostatic shower fittings over, a pedestal sink and a low flush WC. There is a feature chrome "spring" heated towel rail and a window to the rear aspect.

Bedroom One 13'6" x 12'9" (4.13 x 3.91)

A delightful double bedroom with exposed ceiling timbers and an open vaulted ceiling. The window to the front aspect offers quite superb views back towards Wirksworth and over the surrounding hills and countryside.

Outside & Parking

Immediately to the rear of the living room there is a stone flagged balcony/patio area with a chrome and glass balustrade. This is an ideal spot for warm-weather dining or just to enjoy the view. Around to the rear of the home at lower ground floor level there is a stone flagged patio area and lawned garden, edged by a parcel of woodland which leads to the parking area where there is space for at least two vehicles. There is a useful undercroft which provides a most useful storage area for outdoor furniture or gardening equipment.

Directional Notes

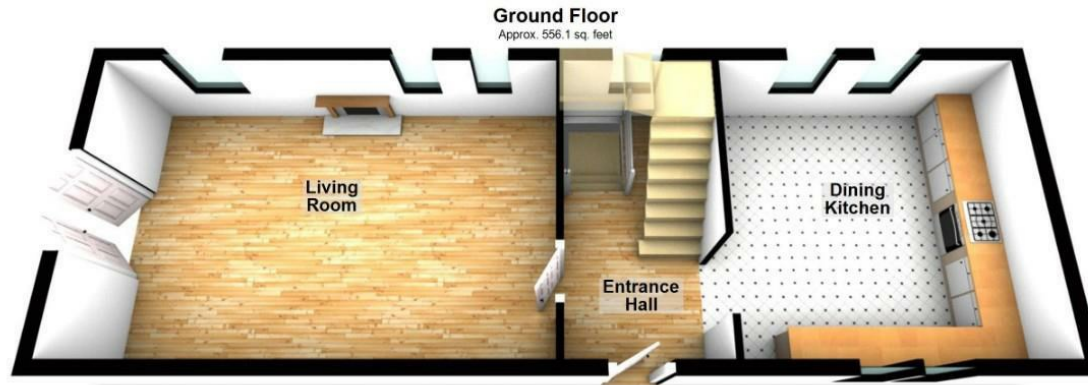
From our office at the Market Place turn left and continue along this road which becomes Harrison Drive passing the Co-op and petrol station on the left hand side. Continue along this road which becomes Steeple Grange, turning right into New Road. Continue along New Road and upon reaching the T-junction turn right into Bolehill Road. Continue along this road until the it bends around to the right. In the first instance park in the communal parking area on the left hand side and then walk down the pathway immediately before the institute building on the right. The Milkhouse will be found on the right hand side.







GRANT'S
OF DERBYSHIRE



Total area: approx. 1622.1 sq. feet
 This plan is only offered as a guide to the layout. Please Do Not Scale
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(91-100) A				(91-90) A			
(81-90) B				(81-80) B			
(69-80) C				(69-65) C			
(55-68) D				(55-54) D			
(39-54) E				(39-38) E			
(21-38) F				(21-20) F			
(1-20) G				(1-0) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.