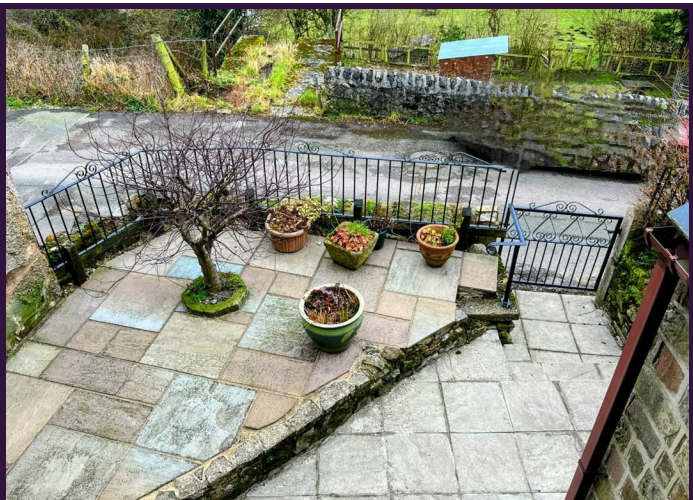




GRANT'S  
OF DERBYSHIRE

11a Little Bolehill, Bolehill DE4 4GR  
Offers Around £329,995

This charming cottage is situated in a quiet and idyllic location with far reaching views of the surrounding hills and countryside. We are very pleased to offer For Sale this stone built semi-detached cottage in the highly sought after location of Bolehill, just a short distance from the centre of the market town of Wirksworth and perfect for walking, cycling and being part of a great community. This delightful home first appeared on local maps in the early 1700s, it has a larger than average garden, is very well presented and benefits from double glazing and gas central heating throughout. The ground floor accommodation comprises; entrance porch, sitting room, dining room and kitchen. On the first floor there are two bedrooms, a family shower room, home study / office and conservatory. Outside there is a paved foregarden and a large, private terraced garden to the rear offering a variety of spaces from which to enjoy the extensive views of the surrounding countryside. Viewing Highly Recommended. Virtual Tour Available.



## The Location

Bolehill is popular hamlet very close to the market town of Wirksworth and has a great sense of community. Black Rocks and the 17.5 mile long, traffic free, High Peak trail are very close by and the area is perfect for walkers, cyclists, horse riders and climbers alike. A short drive drive (or better still, a 10 minute walk across the fields!) takes you into Wirksworth, which offers an excellent range of amenities including shops, eateries, medical centre, schools, library and independent cinema. Carsington Water, with its water sports and nature trails, is approximately four miles to the west and Bakewell and Chatsworth House are approximately ten miles away. Other facilities associated with the Peak District National Park are within easy reach. It should also be noted that the nearby A38 provides swift onward travel to both the north and south, nearby regional centres and the main motorway network. There is a railway station in nearby Cromford with direct trains to Derby.

## Ground Floor

From the roadside, a wrought iron gate opens onto steps leading to a paved patio area and the part glazed wooden door which opens into the

### Entrance Porch 6'11" x 5'1" (2.11 x 1.55)

With ceramic tiled flooring and a double glazed uPVC window to the front aspect, the entrance porch is the ideal place to store all your boots, bags and coats. A part-glazed wooden door opens into the

### Sitting Room 12'5" x 11'5" (3.80 x 3.49)

A very well proportioned room with a feature fireplace housing an electric fire which also has the capacity to be replaced with a gas or open fire. The window to the front aspect offers superb views across the valley. An archway leads into the

### Dining Room 15'2" x 8'3" (4.63 x 2.54)

The perfect space to enjoy a meal with family or friends, the dining room has a high level window to the rear aspect and an archway leads into the

### Kitchen 16'8" x 10'2" (max) (5.09 x 3.10 (max))

A modern kitchen with a fantastic range of wall, base

and drawer units as well as full height cupboards. The complementary worktops and metro tiled splash back adds to the contemporary feel. There is a 1.5 bowl inset resin sink with drainer and swan neck mixer tap, four ring ceramic electric hob with extractor over, electric oven, integrated fridge freezer, integrated dishwasher and space and plumbing for a washing machine. There's a window to the front aspect, a little nook with another window and the part glazed door leads out through the side of the house.

## First Floor

Stairs lead up to the first floor landing where a large airing cupboard houses the hot water tank and doors lead to the bedrooms and through to the home study / office. There is also a loft hatch from the first floor hallway.

### Bedroom One 12'5" x 11'0" (3.79 x 3.37)

A light and airy double bedroom with a window to the front aspect enjoying far reaching views. The bedroom benefits from a fantastic range of fitted furniture including a wardrobe that extends over the stairs and has the potential to be converted into an en-suite bathroom.

### Bedroom Two 10'9" x 5'8" (3.28 x 1.74)

With a rear aspect double glazed window, this is a great second bedroom.

### Home Study / Office 8'0" x 7'2" (2.45 x 2.20)

With doors into the conservatory and shower room, this is the perfect space for a home study or office.

### Family Shower Room 8'6" x 6'7" (max) (2.60 x 2.01 (max))

Recently fitted with a larger than average corner walk in thermostatic shower, there is also a vanity unit with heated mirror and shaver point above, dual flush WC, tiled flooring, heated towel rail and obscured glass double glazed window to the front aspect. This is an attractive and modern shower room.

### Conservatory 9'9" x 9'4" (2.98 x 2.85)

A large conservatory fully glazed to three sides looks out to the garden, with the exterior brick wall providing

an attractive feature for the room. The door leads out to a paved patio and to the rest of the well designed, outdoor space.

### Attic Space 13'8" x 10'9" (4.17 x 3.30)

A pull down ladder accessed from the first floor hallway provides access to the attic space which is part boarded and well insulated. There is a skylight to the front aspect and the room is currently used for crafting.

## Outside

To the front of this attractive home you'll find a raised patio area offering the perfect spot from which to appreciate the panoramic views and to enjoy the neighbourhood. To the rear of the property is a fully enclosed terraced garden which you can access via steps from the side of the house or from the conservatory. The garden is much larger than average, with the terraces offering a variety of different spaces to enjoy, with a number of patios, planting areas, a shed, greenhouse, pond and pergola. This charming and well-designed garden enjoys the sun all day long.

## Council Tax Information

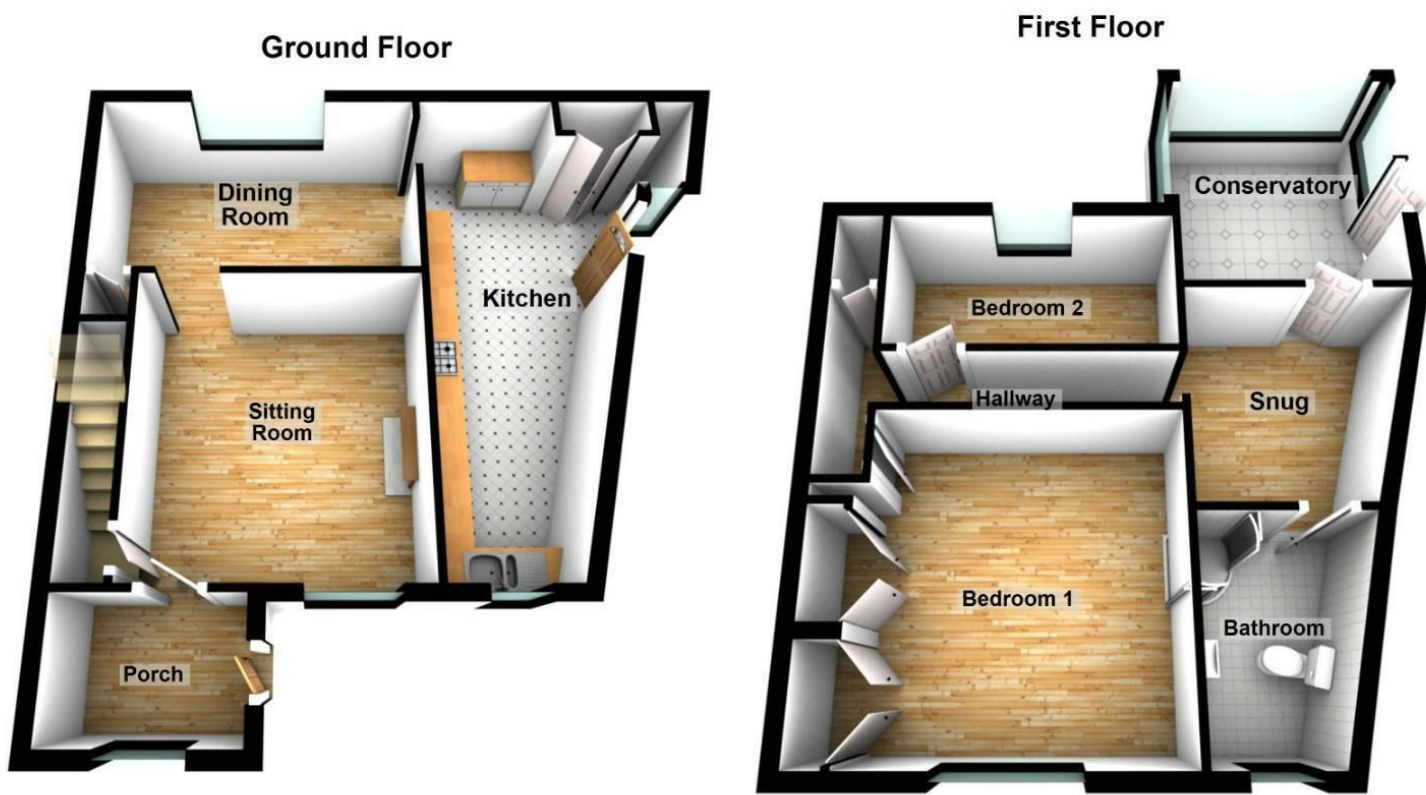
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1889 per annum.

## Directional Notes

The cottage is best approached by leaving Wirksworth Market Place along Cromford Road and up Steeple Grange. Take the right hand at the War Memorial onto New Road and continue to the top. At the junction turn right then keep going for a few hundred meters until you find 11a Little Bolehill on your right hand side. There is a turning circle at the end of this lane, so it is best to turn around here and you should then be able to park opposite the property next to the wall.







This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

