



GRANT'S
OF DERBYSHIRE

The Old Forge, Chapel Lane, Wirksworth DE4 4FF
Offers Around £499,995

Located on a quiet lane whilst still being in the very heart of the historic town of Wirksworth is The Old Forge, a charming three bedroomed detached property. Full of character from the exposed beams and lintels to the thick walls, the home is well presented throughout and benefits from gas central heating and double glazing with the windows and external doors having been replaced just four years ago. The accommodation itself briefly comprises entrance hallway, guest cloakroom, spacious sitting room with log burning stove, dining room and fitted kitchen. To the first floor are three bedrooms and a bathroom with a four piece suite. There is a good sized driveway to the front of the home and this provides off road parking for up to three cars and access to the EV charging point. Beyond this is a pleasant and fully enclosed garden. There are fantastic far reaching views from both inside and outside. Viewing Highly Recommended.



Location

Approximately 14 miles from Derby, 23 from Nottingham and 27 from Sheffield and as such Wirksworth has become popular for commuters but remains a truly lived-in town with a real sense of community. It offers a good variety of shops, places to eat, several notable public houses and the independent Northern Light Cinema. There is a lively arts scene and this includes the well renowned Arts Festival which takes place over a fortnight in September. Occupying a central position with this town, The Old Forge on Chapel Lane is well placed for easy access to the local facilities, schools, medical centre and leisure centre. It is surrounded by beautiful rolling countryside providing endless possibilities for walks and cycle rides from the door. Nearby Carsington Water has water sports, walks and wildlife and a short drive takes you into the Peak District National Park, the oldest National Park in England.

Accommodation

Ground Floor

To the front of the cottage, from the driveway, is the main door opening into the

Entrance Hallway

A most welcoming space. With stone flagged flooring, a wide opening to the dining room and timber doors accessing the sitting room and the guest cloakroom. There is ample space for the hanging of coats and storage of footwear and to the side and above the entrance door is some discreet built-in storage.

Guest Cloakroom 6'5" x 2'9" (1.96m x 0.86m)

Fitted with a low flush WC and a wall hung wash hand basin with tiled splashback.

Dining Room 11'9" x 11'0" (3.59m x 3.37m)

This is a good sized reception room with a window to the front elevation. Spanning one wall is a stylish built-in unit providing plenty of storage and display space. To the rear of the room is the door to access the

Kitchen 12'1" x 9'3" (3.69m x 2.82m)

Fitted with a a range of wall and base units with roll top

work surfaces with tiled splashbacks and inset one and a half bowl sink with mixer tap. Space and plumbing is available for a washing machine and a dishwasher as well as being space for a large freestanding fridge freezer. Currently in situ is a Flavel dual fuel range cooker with seven ring gas hob over. To one corner is the wall mounted Vaillant combination boiler which services the hot water and central heating system. There is a window to the front aspect and the room retains an exposed ceiling timber and a substantial stone fireplace.

Sitting Room 14'11" x 11'6" (4.56m x 3.51m)

A spacious and airy room with plenty of natural light flooding through the window to the front aspect and the glazed door to the side. Upon a raised hearth to one corner is the log burning stove.

First Floor

The staircase leading up from the entrance hallway passes a window to the rear of the property and reaches the

Landing

With doors opening to the three bedrooms and the bathroom . There is also access to the part boarded attic from here.

Bedroom One 14'11" x 12'0" (max) (4.55m x 3.67m (max))

A very generous and comfortable bedroom. The windows to the front and rear have electric blinds and both offer fabulous far reaching views.

Bedroom Two 12'0" x 9'1" (max) (3.67m x 2.77m (max))

The second double bedroom is to the front of the home. The window has an electric blind fitted and provides a most pleasant outlook over the rooftops up towards Bolehill.

Bedroom Three 12'4" x 6'10" (3.78m x 2.09m)

Bedroom three is currently used as an office and has built-in storage, shelving and work space. The window to the side elevation provides a view up towards Greenhill.

Bathroom 8'11" x 6'0" (2.74m x 1.84m)

This part tiled bathroom, fitted four years ago, has a stylish four piece suite comprising concealed unit dual flush WC, round wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and hand held shower attachment and a separate corner shower cubicle. The room is lit by inset spotlights and there is an obscured glass window to the front aspect.

Outside

At the front of the property is a gate opening to the driveway which provides off road parking for up to three vehicles. Beyond the driveway is a very pleasant garden, fully enclosed by stone walling. The outside space incorporates two main areas: a garden with paved and planted borders, raised beds and a timber shed and then a decked area which is perfect for outside dining and entertaining. The panoramic view from here is simply stunning.

Council Tax Information

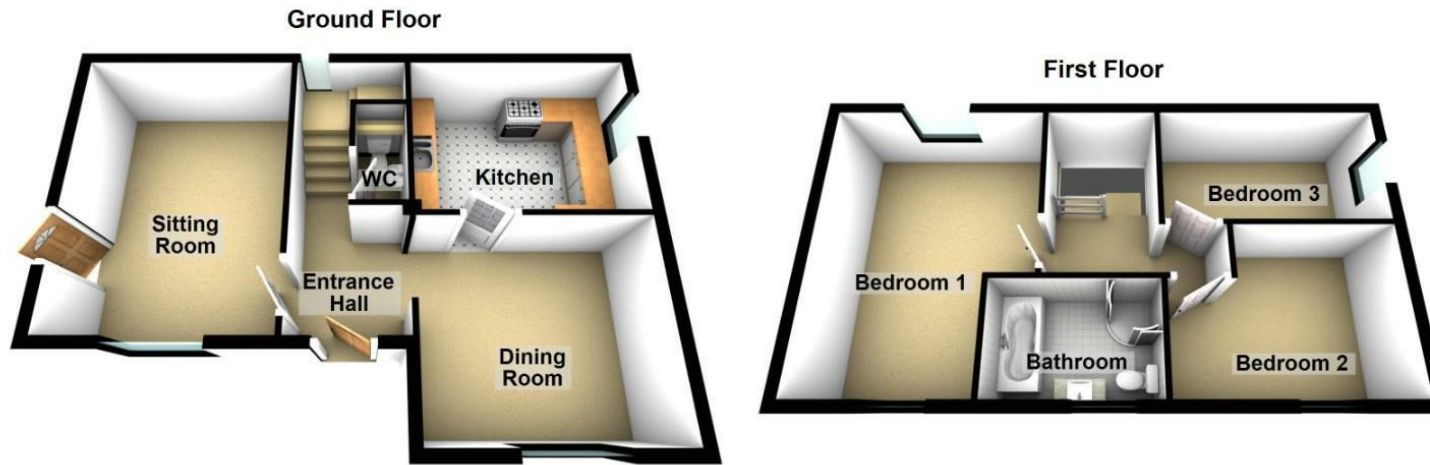
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2597 per annum.

Directional Notes

From our office in Wirksworth Market Place proceed across the road and turn down Coldwell Street (between the Town Hall and Red Lion Inn). Take the first turning on the left into the car park behind The United Reformed Church. At the top end of the car park turn left onto Chapel Lane and the Old Forge is situated almost immediately on the right hand side.







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.

