



GRANT'S  
OF DERBYSHIRE

Upstairs Apartment, The Old Grammar School, Wirksworth DE4 4EZ  
Offers Around £499,750

Grant's of Derbyshire are delighted to offer this truly unique and spacious, first floor apartment in a Grade II\* Listed former Grammar School. This home is located in the heart of the ever increasingly popular market town of Wirksworth, on a quiet back lane close to the church and just a short level walk to its amenities. This property has been considerably and tastefully converted to create a stunning three/four bedroom home with a wealth of character and original period features including decorative Gothic trefoil style windows which have fine far reaching views over the town and the open countryside. There is a courtyard style garden and off road parking for two cars. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



## A Brief History

The Old Grammar School, Wirksworth, is located at the northeast side of the churchyard of St Mary's parish church. It is a Grade II\* listed building within the Wirksworth conservation area. The present Grammar School was constructed in 1828 by the local mason and architect William Maskery, in Tudor Gothic style for a cost of £1,664. The present structure was built on the site of the previous Grammar School that had been established by the Gell family of Hopton Hall in 1576. The School was used full-time until 1908 and then became the annex school for teaching woodwork and domestic science, until 1965 when the comprehensive school was built. The building was sold and the ground floor area became a workshop that manufactured Fine Oak furniture, and the upper level was converted into a residence. The building evolved once more when it was purchased by the Millward family in 2001. Essential repairs to the roof and stonework were carried out immediately. The upper apartment was renovated and updated and became a Gothic inspired home

## Shared Entrance Lobby

With a ceramic tiled floor and original stone staircase with inset pitch pine treads and iron handrail which rises to the first floor landing. From the first floor landing a broad, light oak door with iron studs and ring latch opens to the entrance hallway with black and white marble tiles laid in a chequerboard pattern with an inset mosaic border. From the entrance hall, the steps rise to the inner reception hallway with stunning Gothic style window with stone surround and decorative carved transoms and mullion with a cast iron Gothic style glazed latticed insert. This room has a telephone intercom, telephone point and a pair of Gothic arched batten doors with a Suffolk ring latch which open to a useful cloak cupboard having hanging space and storage shelving. A further Gothic arched door opens to the

## Study / Bedroom Four 10'4" x 9'8" (3.15 x 2.95)

Having a front aspect original window with painted stone mullions and cast iron trefoil latticed glazed insert with oak panelled shutters and window seat affording fine views over the church and wooded hills that surround the town. This delightful room has light oak panelling to the walls and the floor is carpeted. There is a cast iron column radiator with thermostatic valve and television aerial point with Sky facility. From the inner reception hallway a Gothic archway leads down some steps to the:

## Living Area 25'8" x 20'6" (7.82 x 6.25)

Designed in a baronial style being open to the apex of the roof with a pair of fine King post trusses and exposed roof timbers, the room has a pair of original front aspect decorative windows enjoying the fine far reaching views over the town and the wooded hills and with fine views of the church. A feature of the room is the fine natural stone fireplace with a raised stone hearth and rustic brick insert housing the 'Esse' wood-burning stove. This delightfully spacious room is illuminated by a handmade central chandelier and matching wall lamps. The room has a cast iron column radiator with thermostatic valve and a pair of Myson wall mounted heaters. The floor is carpeted. A Gothic arched opening with steps lead up to the

## Dining Area 15'9" x 10'7" (4.80 x 3.23)

With a front aspect mullioned window with latticed cast iron insert and panelled shutters and a further side aspect Gothic arched window with decorative mullions and transoms and stone window seat, enjoying fine views over the open countryside and wooded hills that surround the area. The room has a range of built in open display bookshelves, polished light oak flooring and a cast iron spiral staircase rising to the first floor. A broad Gothic arched opening leads to the

## Kitchen 10'4" x 9'6" (3.15 x 2.90)

With a rear aspect window with pleasant views over the town to the open

countryside beyond, the room has light oak flooring following through from the dining room and a good range of hand painted kitchen units comprising cupboards and drawers set beneath a polished granite work surface with matching, wall mounted storage cupboards with under cabinet lighting and glass fronted display cabinets. There is a wall mounted plate rack and open display shelving. Set within the work surface is a Belfast butlers sink with antique style mixer tap. Integral appliances include fridge, freezer and slimline dishwasher. Sited within the kitchen is a Rangemaster stove style range cooker with five gas burners, two ovens and grill over which is an extractor canopy vented to the outside. The wall mounted 'Worcester' gas combination boiler provides the hot water and gas central heating for the home.

## First Floor

From the inner reception hallway a staircase rises to a first floor landing where a batten door with a ring latch opens to:

## Galleried Master Bedroom 20'7" x 10'1" (6.27 x 3.07)

Having a dark oak balustrade with turned spindles and a barley twist centre column overlooking the living room below, the room is open to the apex of the ceiling with a wealth of exposed timber. There are broad polished pine floorboards and a low level rear aspect window. The room has a cast iron column radiator, television aerial point and telephone point. A planked timber door with ring latch opens to the

## Jack and Jill En-suite Shower Room 10'2" x 4'0" (3.10 x 1.22)

With a rear aspect Velux window, natural marble tiles to the floor, semi countertop wash hand basin with a monobloc mixer tap and storage cupboards beneath, close coupled wc and tiled shower cubicle with a Mira mixer shower. The bathroom has an extractor fan and towel radiator. A batten door with ring latch opens to:

## Bedroom Two 19'3" x 10'0" (5.87 x 3.05)

With a front aspect Velux window with views of the decorative stone carved pinnacles and castellation of the roof. The room has a cast iron column radiator with thermostatic valve and a built in panelled half tester bed with decorative carved head and foot boards. To one corner of the room is a range of built in oak wardrobes with carved and panelled doors providing hanging space and storage shelving. To one side of the room is a built in day bed. There is a television aerial point and the floor is carpeted. A planked door with iron furniture opens to the spiral staircase which descends to the dining kitchen. From the first floor landing a batten door with a ring latch opens to:

## WC 4'0" x 3'0" (1.22 x 0.91)

Being tiled and panelled to dado height with a ceramic tiled floor and having a close coupled wc, wall hung wash hand basin and cast iron radiator. Over the door is a decorative leaded panel with an etched glass pane with a date AD 1576. From the first floor landing steps rise to:

## Bedroom Three 19'0" x 9'11" (5.79 x 3.02)

With a front aspect Velux window with views of the carved stone pinnacles and castellation of the roof and the church spire, the room has a pair of built in twin beds with Gothic arched headboards and over bed reading lights and a good range of built in wardrobes with panelled doors providing ample hanging space and storage shelving. To one corner of the room is a tiled shower cubicle with a Mira Excel mixer shower and extractor fan. There is a cast iron column radiator with thermostatic valve, telephone, television aerial points and the floor is carpeted.

## Utility Cupboard

From the entrance hallway a Gothic arched door opens to a Utility Cupboard having storage shelving, space and plumbing for an automatic washing machine. A further Gothic arched door with ring latch opens to the

## Family Bathroom 9'8" x 6'1" (2.95 x 1.85)

A spacious family bathroom with a rear aspect window with leaded insert. There are black and white marble tiles to the floor laid in a chequerboard pattern with an inset mosaic border, with electric under floor heating. Panelling to dado height and suite comprising panelled bath with Victorian style mixer taps with hand held shower spray in a pewter finish, porcelain wash hand basin set upon a cast iron stand and a high level flush WC. The room has a column radiator with thermostatic valve and there is a wall mounted electric heater and deep storage cupboards set beneath the window sill.

## Outside

The property is approached via a gated gravelled parking area with allocated spaces for two vehicles from where a gateway gives access to a walled courtyard garden, enjoying the benefit of a most useful Shed, with cobble sets and deep borders well stocked with flowering plants and ornamental shrubs. An original oak door opens into the churchyard.

## Directions

From our office at the Market Place, cross the road in the direction of the Red Lion Inn, continuing down Coldwell Street and then turning right into Blind Lane. The property can be found on the right hand side accessed via the private driveway.

## Council Tax Information & Leasehold Information

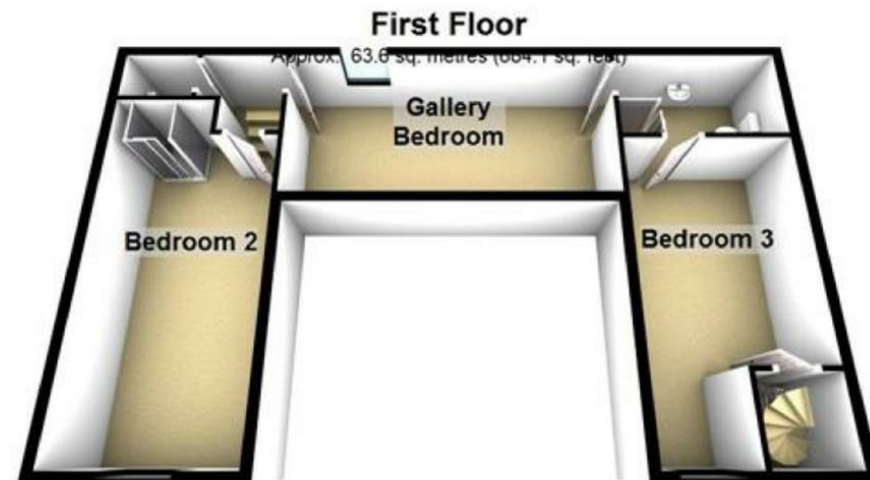
We are informed that this property falls within Band E which is currently £2792 per annum. The property is Leasehold with a term of 999 years from 2003. There is an annual payment of £20 to the freeholder. Maintenance costs and buildings insurance are shared with the freeholder 50/50.







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Total area: approx. 166.5 sq. metres (1792.0 sq. feet)

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.