



GRANT'S  
OF DERBYSHIRE

Walter's Cottage, 31, Gorsey Bank, Wirksworth DE4 4AD  
Offers Around £199,995

We are delighted to offer For Sale this most attractive, stone built detached cottage which enjoys an elevated position on Gorse Bank, a short distance from this popular town of Wirksworth and its full range of amenities. This home has undergone a programme of refurbishment and is extremely well presented throughout. The property benefits from gas central heating and the accommodation comprises; living room with multi-fuel stove, a completely refitted cottage kitchen, a stylish and modern shower room and a good size double bedroom enjoying far-reaching views across the surrounding rooftops and countryside. Outside there is an elevated, landscaped garden to the rear and most uniquely, an off street parking area directly opposite. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain. Ideal Investment. Some Furniture Available By Separate Negotiation.



## The Location

Gorsey Bank is a delightful hamlet of character homes located just on the outskirts of Wirksworth. Many of the homes were built for the employees of Providence Mill, once a hive of industry where narrow red tape to bind legal documents was produced. Much like the Puzzle Gardens of Wirksworth, Gorsey Bank has a web of paths and walkways leading in and around this historic site. Gorsey Bank is just a ten minute walk to the centre of Wirksworth where there is a full range of amenities including restaurants, bars, boutique cinema, shops and chemists etc.

## Ground Floor

The property is entered via the ornate wrought iron front gate which leads into the paved foregarden and the newly installed and 'Accoya' split stable, double glazed and insulated door with pewter door furniture opens into the

## Living Room 11'9" x 11'2" (3.60m x 3.42m )

This is a good sized reception room with a panelled sash window to the front aspect as well as a smaller window to the side. The focal point is the substantial fireplace which houses the multi-fuel burner upon the raised stone hearth. There is a built-in bookcase in the recess to the right of the fireplace and a narrow storage cupboard with a recently installed consumer unit at a high level. A brand new Victorian-style radiator and oak internal door have just been installed. To the rear of the room, a door opens to the staircase, with brand new carpet, which leads up to the first floor and to the side is an opening providing access to the

## Kitchen 8'5" x 4'4" (2.57m x 1.33m )

Recently retiled with attractive wall and floor tiling and completely refitted with a traditional range of handmade base units with a recessed ceramic sink with mixer tap over and an integrated induction hob with electric oven below. There is an

undercounter fridge with freezer compartment included in the sale. There are recesses providing good storage and the wood panelled walls have shelving for food items and display purposes. There is a multi-paned sash window to the front aspect.

## First Floor

On arrival at the first floor landing we find a large access to the loft with drop down ladder. The loft has been fully boarded and insulated to modern standards and has light, overall providing a good space for household storage.

## Shower Room 4'9" x 4'7" (1.45m x 1.42m )

Stylishly tiled and warmed by underfloor heating, this room has been completely refurbished and now has a large walk-in shower enclosure with full height glass screen and Victorian-style thermostatic shower fittings over. There is a corner low flush WC and a multi-paned sash window to the front aspect. Heated towel rail.

## Bedroom 11'9" x 11'2" (3.59m x 3.42m )

A spacious double bedroom, recently redecorated and recarpeted having a sash window to the front providing superb views over the rooftops towards Wirksworth itself and the countryside beyond. There is a smaller window to one side also providing a very pleasant outlook. A built-in cupboard houses the wall mounted 'Ideal' combination boiler which services the hot water and heating and adjacent to this is a wash hand basin set within a tiled vanity unit with storage compartment beneath. There is also a built-in wardrobe with cupboard above providing hanging space and storage.

## Outside

At the front of the property there is a fully enclosed paved foregarden with an external store which is ideal for the storage of wood or bikes etc. The pathway leads around to the right hand side of the house where there is a paved seating area

and then stone steps leading up to a landscaped (in progress) elevated garden which has raised Oak sleepers for planting and a Victorian brick laid patio area, ideal for warm weather dining and to sit and enjoy those far-reaching views. This area enjoys a good level of sunlight throughout the day.

## Parking

Just opposite the property is a good sized parking space which is a rarity in Wirksworth! This space can accommodate up to two cars. NOTE: The red and white barriers relate to work being carried out at the neighbouring property and will be removed shortly.

## Directional Notes

From our office in Wirksworth Market Place, proceed down St John Street in the direction of Derby and shortly before reaching the mini-roundabout turn left into Water Lane. Proceed along Water Lane and over the railway crossing at which point the road becomes Gorsey Bank. Continue along Gorsey Bank until reaching the Roman Catholic Church on the right hand side and we would recommend parking near here. Walk up the road on the left just after Providence Mill and 'Walter's Cottage' will be found after a short distance on the right hand side, as identified by our For Sale sign.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

## Notes Regarding The Energy Performance Certificate

Please note that since the current EPC has been carried out (2021) there have been a number of energy saving improvements including; a new double glazed and insulated front door, increased insulation in the loft and low energy lighting.





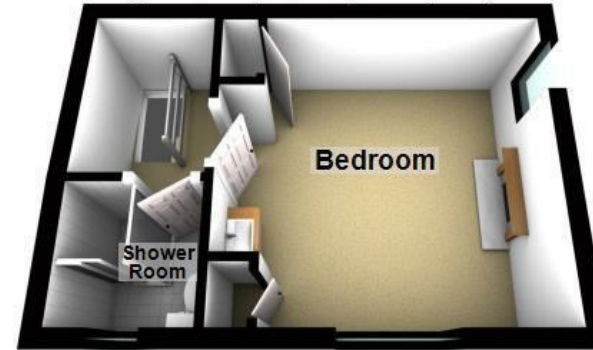
### Ground Floor

Approx. 18.8 sq. metres (202.0 sq. feet)



### First Floor

Approx. 17.4 sq. metres (187.3 sq. feet)



Total area: approx. 36.2 sq. metres (389.3 sq. feet)

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.

