



GRANT'S
OF DERBYSHIRE

36 St John St, Wirksworth DE4 4DS
Offers Around £230,000

Located close to the heart of the popular and historic market town of Wirksworth is this charming Grade II Listed townhouse. Dating back to the 1840s it retains many original features, is well presented throughout and benefits from gas central heating having a combination boiler. The accommodation, arranged over four floors, briefly comprises living room with original Derbyshire flagstone floor and open fireplace, fitted kitchen, brick vaulted cellar, three bedrooms, spacious bathroom and rear courtyard which is a pleasant sun trap. VT available. Viewing Highly Recommended.



Accommodation

Ground Floor

To the front of the property are stone steps leading up to the solid wooden entrance door which opens into the

Sitting Room 11'1" x 10'2" (3.39m x 3.11m)

This room is full of character from the original stone slab flooring, the sash window to the front aspect with secondary glazing and the brick built fireplace with cast iron grate and stone surround and hearth. The room is lit by wall lights as well as the central ceiling light. Continue through, passing the stairs leading off to the first floor, to reach the

Kitchen 14'10" x 9'4" max (4.54m x 2.86m max)

With a black and terracotta quarry tiled floor, this kitchen is fitted with a range of wall and base units with complimentary tiling and rolled top work surfaces. Below the window overlooking the rear courtyard is an inset one and a half bowl stainless steel sink with swan neck mixer tap. There is an integrated Indesit electric oven with four ring gas hob over and there is under counter space available for a fridge. The exposed brick and stonework as well as the original stone fireplace provides plenty of character. A solid wooden door leads outside to the courtyard and a further original door opens to the

Basement

With stone steps leading down to the

Cellar 14'5" x 7'1" (4.41m x 2.17m)

A very usable brick vaulted cellar with useful timber shelving, power, wall mounted electric meter and modern consumer unit.

First Floor

From the ground floor, between the kitchen and the sitting room, is a wooden staircase leading up to the

Landing

The first floor landing has exposed brickwork, stairs leading up to the second floor and two doors opening to the bathroom and

Bedroom Three 10'1" x 9'2" (3.08m x 2.80m)

This is a most pleasant and light room, with a large sash window to the front aspect with secondary glazing, wide plank flooring, chimney breast with inset iron fireplace and stone hearth. It could work equally well as a second reception room.

Bathroom 8'11" x 8'2" (2.74m x 2.50m)

This bathroom, again with wide plank timber flooring, is fitted with a white three piece suite comprising a cast iron bath encased in timber panelling having a shower over, traditional WC and a pedestal sink with complimentary tiling. The Worcester Bosch combination boiler is cleverly hidden away in a cupboard above the WC and there is also the former airing cupboard which, as well as having fitted shelving, now provides space and plumbing for a washing machine. A casement window to the rear overlooks the courtyard.

Second Floor

The wooden stairs rising from the first landing lead directly into

Bedroom One 14'9" x 9'3" max (4.52m x 2.83m max)

With a secondary glazed sash window overlooking St John St and allowing delightful countryside views, this is another lovely, well lit room, which has been used in the past as a reception room but is perfectly at home being the main bedroom. It has wide plank timber flooring, exposed brickwork, chimney breast with cast iron fire grate on a stone hearth and exposed original timbers.

Bedroom Two 9'1" x 8'9" (2.77m x 2.68m)

This pleasant room, with exposed timber, has an unusual curved chimney breast and a low casement window with a delightful view.

Outside

Accessed from the kitchen is a fully enclosed courtyard garden which does benefit from the south westerly aspect and provides a delightful area for outside dining.

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.

Directional Notes

From our office at Wirksworth Market Place, proceed down St John Street in the direction of Derby. Before you reach the mini roundabout, number 36 will be found on the right hand side.







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

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