



GRANT'S
OF DERBYSHIRE

41 Greenhill, Wirksworth DE4 4EN
£650 Per Month

We are delighted to offer For Rent, this one bedroom, double fronted, detached character home which is located in the historic Puzzle Gardens, just off the centre of this popular town of Wirksworth. Occupying an elevated position, this home enjoys stunning views over the town and surrounding countryside. Built in the early 1900's, this home has a wealth of character and original features. The home benefits from gas central heating and quality double glazed sash windows to the front aspect. The accommodation comprises; kitchen, sitting room, double bedroom and a four piece bathroom. To the front of the home there is a small seating area. Parking is available just a short walk away or a residents parking permit can be purchased through the council if desired. Available mid-late June, Employed/Retired Only, Non-Smokers, No Pets.



The Location

Located in the heart of this most sought after town of Wirksworth and affectionately known as the "Puzzle Gardens", a maze of intertwined, former miner's cottages, many, like this home enjoying superb, far reaching views. Wirksworth is an ancient market town located at the heart of the Derbyshire Dales on the edge of the Peak District National Park. It is within easy reach of Matlock (4 miles), Bakewell (12 miles) and Ashbourne (10 miles). Derby is its closest city, just 12 miles away. The town is nestled at the head of the Ecclesbourne Valley surrounded by beautiful open countryside with delightful walks and stunning views.

Ground Floor

The property is entered via the wood panelled door with feature leaded glass insert, leading directly into the

Kitchen 10'8" x 9'9" (3.27m x 2.98m)

With a delightful terracotta and blue quarry tiled floor and a handmade range of wall, base and drawer units with wood block worktop over. There is an inset ceramic sink with mixer tap and a double glazed sash window to the front aspect. There is space and plumbing for a washing machine and there's a tall handsome fireplace with

stone lintel where a dual fuel farmhouse style cooker has been installed. The cottage door opens to the staircase which leads up to the first floor.

Sitting Room 10'4" x 9'1" (3.17m x 2.78m)

A light and airy room with solid wood flooring and double glazed sash window to the front aspect. There is a panelled cupboard which houses the electric meter and modern consumer unit. TV point. The carved stone, tall and elegant fireplace houses the cast iron, wood burning stove, a pleasing focal point.

First Floor

Accessed via the kitchen, the staircase has original wood panelling and ornate wall light. There are high level, feature glazed and leaded panels. The first door ahead leads into the

Bedroom 10'1" x 9'3" (3.09m x 2.83m)

With a quality carpet underfoot, ornate cast iron fireplace, neutrally decorated and bathed in natural light from the double glazed sash window to the front aspect. The views from here are simply fantastic!

Bathroom 8'9" x 7'11" (2.67m x 2.43m)

With a vinyl flooring and a traditional four

piece suite comprising; panelled bath, low flush WC, vanity wash basin with cupboard beneath and a freestanding shower cubicle with electric shower over. Chrome heated towel rail. The recessed, overstairs cupboard houses the "Worcester" combination boiler. Double glazed sash window to the front aspect.

Outside & Parking

To the front of the property is a small decked seating enclosure, ideal for warm weather dining or just to simply sit and enjoy those superb views. There is parking available a short distance away on The Dale. There is also a residents car park if you should wish to purchase a parking permit through the council.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

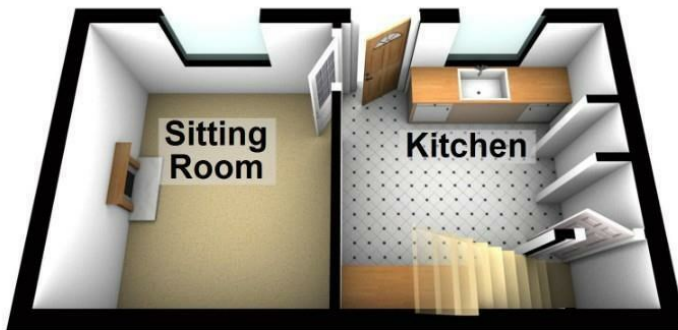
Directional Notes

From our Wirksworth office turn left along the parade of shops bearing round to the left onto Dale End. Bear left again up The Dale and continue for a hundred metres or so until you find a footpath on the right hand side with iron railing. Follow this footpath up and number 41 will be found on the left hand side.

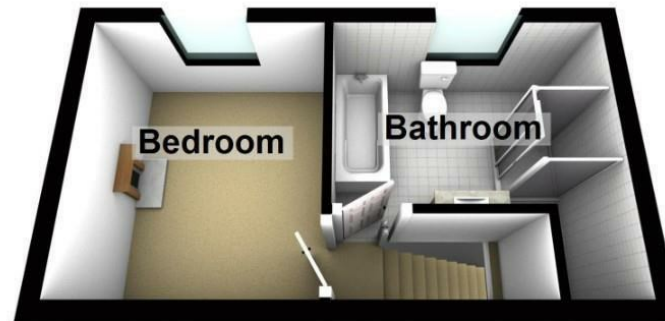




Ground Floor



First Floor



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.

