



GRANT'S
OF DERBYSHIRE

7 Sough Lane, Wirksworth DE4 4FQ
Offers Around £275,000

This attractive two bedroom, plus attic room, cottage has all the charm of a country cottage with the added style and convenience of having had a complete contemporary refurbishment. Located just a short walk away from the centre of the vibrant market town of Wirksworth, the property has undergone a whole programme of renovation with new doors, windows and gutters and refurbishment of the flat roof taking place in 2023. The property benefits from gas central heating and double glazing throughout and the accommodation briefly comprises, Living Room, Dining Room, Guest Cloakroom and Kitchen to the ground floor. Two Double Bedrooms and Family Bathroom to the first floor and a spacious Attic Bedroom on the second floor. Outside there is a patio and driveway offering off street parking. Virtual Tour Available. Viewing Highly Recommended.



Location

This charming cottage is ideally located down a quiet lane, just a few minutes walk away from all the facilities the vibrant market town of Wirksworth has to offer, including schools, shops, cafes and restaurants, pubs, medical facilities, library, leisure centre and boutique cinema. Set in the Derbyshire Dales with its lovely countryside walks and cycle rides, the Derwent Valley World Heritage Site and Peak District National Park are just a short drive away. Other local sites of interest include the market towns of Ashbourne and Bakewell and stately homes such as Chatsworth House, Haddon Hall and Kedleston Hall. Carsington Water is also nearby. Wirksworth has many events and festivals throughout the year, including the famous Arts Festival, Open Gardens, Well Dressings and more.

Access to the Property

Access to the property is via the driveway and patio area from which you reach the composite stable door, which opens into the

Living Room 14'7" x 11'11" (4.46 x 3.64)

A beautifully light space with an exposed brick fireplace that houses the Clearview multi fuel stove on a marble hearth. Double glazed, sash style windows that tilt and turn, can be found to both the front and side aspect and both feature bespoke fitted shutters which you will find throughout the house. Open space under the stairs is a pleasing feature as well as offering storage space. The flooring is an attractive, wood-effect laminate.

Dining Room 12'0" x 10'2" (3.68 x 3.11)

With a continuation of the laminate flooring and a window to the side aspect, this room has ample space for family and guest dining. Doors lead from here to the stairs to the first floor, into the kitchen and the

Guest Cloakroom 6'2" x 3'9" (1.88 x 1.15)

With a contemporary, white vanity unit with basin and dual flush WC, there is an obscured glass window to the side aspect and handy built in shelving.

Kitchen 12'4" x 6'1" (3.78 x 1.87)

With a range of base and drawer units and a continuation of the laminate flooring, this is a beautifully designed space with an enamelled, electric AGA with four ring gas hob with extractor over, stainless steel splashback and granite worktops. There is a large, white ceramic sink and drainer with swan neck mixer tap, plus space and plumbing for a washing machine and space for a tumble drier. There is partly glazed door to the rear aspect and double glazed window to the side aspect. You'll also find a wall hung plate rack, a delightful feature for this room.

First Floor

Stairs lead up from the dining room to reach the first floor landing with doors opening into two bedrooms and the bathroom.

Bedroom One 10'5" x 8'10" (3.18 x 2.71)

With a rear aspect double glazed sash effect window, with bespoke shutters offering lovely views of the local area, this is a good sized double bedroom.

Bedroom Two 11'11" x 8'6" (3.64 x 2.60)

Another double bedroom with a front aspect sash effect window with bespoke shutters. There is a large storage cupboard here where you will find the gas combi boiler which was fitted in 2018 and had been regularly serviced.

Bathroom 11'1" x 5'5" (3.38 x 1.66)

This is an incredibly stylish bathroom which has

been individually designed to feature a large, walk in shower, panelled bath, vanity unit with sink and dual flush WC. The room has stunning matching tiles to the walls and floor and also benefits from underfloor heating.

Second Floor

Stairs lead up from the first floor landing to reach the attic room. There is a large storage cupboard accessed from this staircase.

Attic Room 11'5" x 10'0" (3.49 x 3.05)

A lovely open space with a gallery ballustrade and plenty of storage under the eaves. The Velux skylight lets plenty of natural light into the room which would be perfect as a bedroom, study or even hobby room.

Outside & Parking

To the front of the cottage is a large gravelled area providing off street parking and directly in front of the house is a patio area, ideal for sitting outside and enjoying the locality. There is an attractive planted border to one side and a log store opposite. To the side of the property is a wooden shed with doors that can be accessed both from the front and back of the house. To the rear of the property, there is a paved path and access to the shed.

Council Tax Inforamtion

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

The property is best approached by leaving the Market Place in Wirksworth town centre towards Cromford. Sough Lane is a turning to the right hand side and the property is located on the left hand side at the bottom of the lane.







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.

