



GRANT'S  
OF DERBYSHIRE

Hillcroft, 11b The Lanes, Bolehill, Nr Wirksworth DE4 4GJ  
Offers Around £525,000

We are delighted to offer For Sale, this stunning and most individual, stone built detached home, located in this sought after hamlet of homes on The Lanes in Bolehill, Wirksworth. This home enjoys an elevated position with superb views across the surrounding countryside and towards Wirksworth. Occupying a larger than average plot, this home has extensive gardens to front and rear. The property is extremely well presented and benefits from double glazing and gas central heating (with underfloor heating running throughout the ground floor). The accommodation comprises; dining kitchen, sitting room, dining room/home office, guest's WC and utility. On the first floor we have a luxuriously appointed family bathroom, three good size bedrooms with an ensuite shower/wet room to the principal bedroom. Viewing Highly Recommended. Virtual Tour Available.



### **The Location**

The Lanes, Bolehill is an extremely sought after hamlet of homes enjoying an elevated position just a short distance from this popular town of Wirksworth. Black Rocks and the 17.5 mile long, traffic free, High Peak trail are less than 10 minutes walk from the door. Five minutes drive (better still, a walk across the fields!) takes you into Wirksworth which boasts an excellent butcher, eateries, chemist, independent shops, cafes and bars. The Library and Town Hall give access to many pursuits and the local cinema, with vintage bar and tapas is a must!

### **Ground Floor**

This home is accessed via the front driveway where a solid oak, leaded glazed, split stable door opens into the

### **Dining Kitchen 18'5" x 14'9" (5.62 x 4.52)**

This is the hub of the home, with ceramic tiled flooring (warmed by underfloor heating running throughout the ground floor) and ample space for a family-sized dining table and chairs. There is a good range of wall, base and soft-closing drawer units with a marbled granite worktop over and inset Belfast sink with Swan neck mixer tap. There is an integrated dishwasher and sash windows with granite sills to the front aspect provide a good level of natural light. There is a "Rangemaster" cooking range with double oven and grill and full width extractor hood over. BT point. A solid oak door leads through to the

### **Sitting Room 14'10" x 11'6" (4.53 x 3.53)**

A good sized, light and airy reception room having sash windows to front and side aspects. There is a handsome stone carved fireplace with slate hearth and inset multi-fuel stove. Opaque glazed double doors open into the

### **Dining Room / Home Office 12'11" x 10'10" (3.95 x 3.32)**

Currently used as a home office but could have a number of other uses such as a dining room or additional reception room. Inset LED lighting and matching wall lights. Back in the dining kitchen, glazed double doors with matching side panels lead into the

### **Rear Lobby 8'5" x 7'11" (2.57 x 2.43)**

With ceramic tiled flooring warmed by underfloor heating, here the oak tread staircase with useful understairs cupboard rises to the first floor and doors lead off to the Guest's WC and

### **Utility 11'3" x 6'9" (3.44 x 2.07)**

Having a continuation of the wall and base units from the kitchen with marbled granite worktop over and inset stainless steel sink with Swan neck mixer tap over. There is space and plumbing for a washing machine and tumble drier and the "Worcester" gas combination boiler is located here also. A multi-paned oak door leads out to the side pathway. Back in the lobby, the oak door opens to reveal the

### **Guest's WC 7'4" x 2'11" (2.24 x 0.9)**

With a modern white suite comprising of a pedestal sink with mixer tap over and a dual flush WC.

### **First Floor**

On arrival at the first floor landing we find a solid oak door which leads out to the side patio. The first door on the left leads into the

### **Family Bathroom 8'7" x 7'3" (2.62 x 2.21)**

With a wood laminate flooring, stylishly tiled and luxuriously appointed with a suite comprising of a tiled, double ended bath with thermostatic shower fitting over, a vanity wash basin with Walnut-fronted drawer units and mixer tap over and a dual flush WC. There is a chrome heated towel rail and an obscure glass sash window to the side aspect.

### **Bedroom One 14'9" x 11'8" (4.52 x 3.56)**

The principal bedroom, well lit by the sash windows to front and rear aspects, the former providing quite superb, far reaching views down the valley, across open countryside towards Wirksworth. There is a Victorian-style radiator and a door that leads through to the

### **Ensuite Shower Room 8'5" x 4'7" (2.57 x 1.4)**

Again, stylishly tiled with a suite comprising of a dual flush WC, vanity wash basin with storage drawers and mixer tap over and a fully tiled, walk-in shower enclosure with high pressure shower fittings over and full height glass screen. There is a chrome heated towel rail and an illuminated, mirror-fronted bathroom cabinet.

### **Bedroom Three 11'5" x 7'6" (3.5 x 2.29)**

A good sized third bedroom, currently used as a dressing room with sash window to the front aspect enjoying those far-reaching views. Victorian-style radiator. There is large access to the loft with pull down ladder, fully boarded for storage purposes and has light.

### **Bedroom Two 14'8" x 10'7" (4.48 x 3.23)**

Another good sized double bedroom with sash windows to front and rear aspects. Victorian-style radiator.

### **Outside**

To the front of the property we have a large tarmac driveway and turning area providing off road parking for several vehicles. The driveway is bordered by stone walling, beyond which we have sections of lawn with well stocked borders. There are paved pathways to each side that lead around to the rear. To the right hand side there is a good sized timber storage shed. To the left hand side, the pathway with stone walling topped with ornate wrought iron railing, leads to the first level where there is a paved seating area, ideal for that morning cup of coffee. A wrought iron staircase leads up to the next level where we find a gravelled area, ideal for drying clothes and then three level terraces with raised beds enclosed by sturdy original railway sleepers and stocked with a variety of plants and herbs etc. There is a timber shed and the steps arrive at an extensive lawned garden bordered by a variety of plants and mature trees and wow, what a view from here, up towards Middleton Top and across the rooftops towards Wirksworth. A pathway continues up and through a section of woodland, gradually narrowing at the top.

### **Directional Notes**

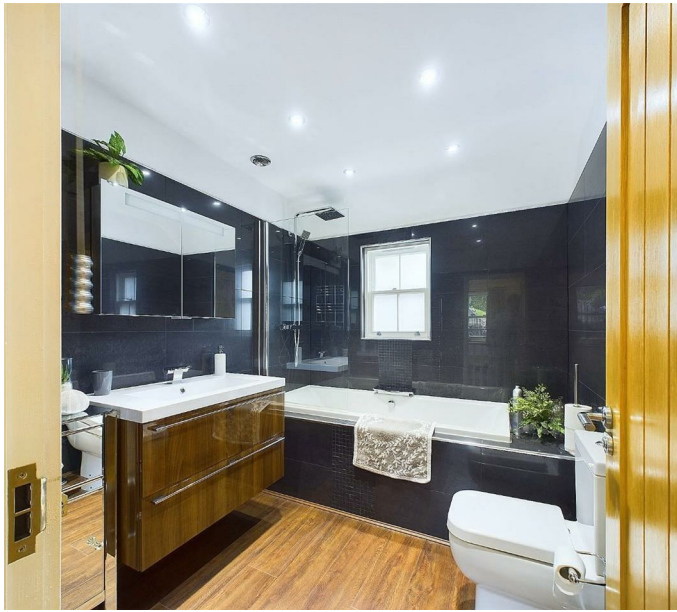
This home is best approached by leaving Wirksworth Market Place along Cromford Road and up Steeple Grange. Take the right hand at the War Memorial onto New Road and continue to the top. At the junction turn right then almost immediately turn left onto "The Lanes" where Hillcroft will be found on the left hand side.

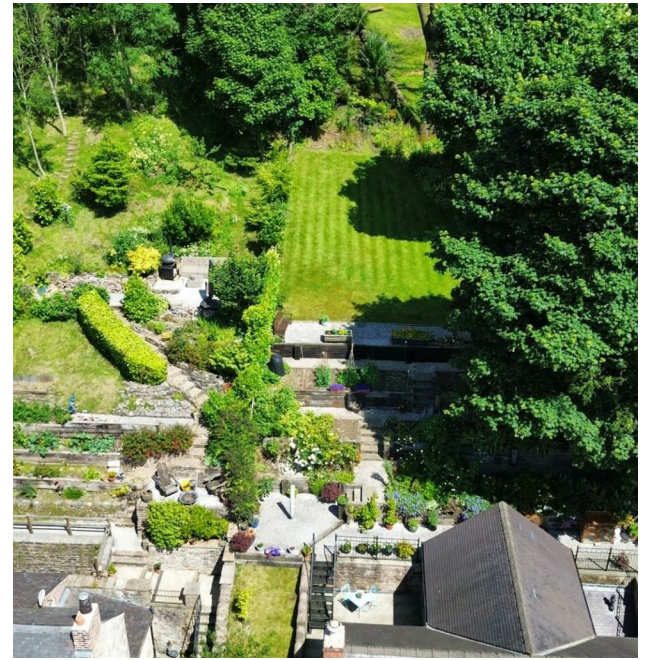
### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2791.82 per annum.











Floor 0



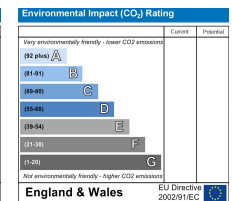
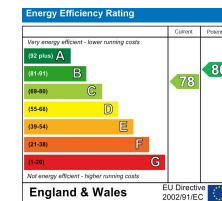
Floor 1

Approximate total area<sup>(1)</sup>  
125.22 m<sup>2</sup>  
1347.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.