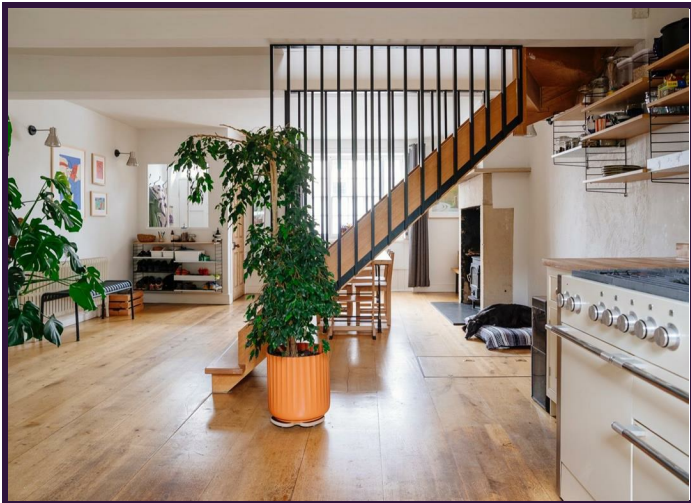




GRANT'S
OF DERBYSHIRE

10 St John Street, Wirksworth DE4 4DS
Offers Around £350,000

Occupying a central location in the popular and historic town of Wirksworth is this handsome, stone built, Grade II Listed property which dates back to the 1700s. Retaining many original features yet stylishly modernised, the home offers spacious and versatile accommodation set over four levels. The ground floor offers a fantastic open plan living/dining/kitchen as well as an entrance lobby and a guest cloakroom. To the first floor is a large sitting room/bedroom, the family bathroom, a utility room and a study/reception room/occasional bedroom. On the top floor there are two very well proportioned bedrooms. There is a cellar running the length of the building and a charming private courtyard to the rear. The property benefits from gas central heating with a Vaillant combination boiler and new radiators were fitted throughout in 2023. The home is in extremely good order and viewing is highly recommended. No upward chain.



A Brief History

Number 10 St John Street has been Grade II listed by English Heritage with deeds which date back to 1758. The building has been a public house in its past, known locally as "The Tiger" and before that the building formed part of the "Angel Inn". The home retains a wealth of original features including stone fireplaces and multi-paned sash windows with wooden shutters. The original ornate cast iron pub sign bracket is still attached to the front of the property.

Location

The property is located at the heart of Wirksworth, a market town which offers a good variety of shops, restaurants, pubs, cafes and an independent cinema. It has a lively arts and social scene including the famous Arts Festival which takes place every September. There are medical facilities and good schools nearby, and excellent transport links including regular bus services, trains from nearby Cromford, and you can even catch a steam train to Duffield on the Ecclesbourne Valley Railway on special occasions. The Derbyshire Dales offer beautiful countryside walks and cycle rides, and nearby Carsington Water has water sports, walks and wildlife. A short drive takes you into the Peak District National Park.

Accommodation

Ground Floor

To the front of the home is a substantial six panelled door with semi-circular head and fanlight with gothic glazing bars. This opens into the

Entrance Lobby 4'0" x 2'11" (1.22m x 0.91m)

With a window light to the living room, hooks for hanging coats etc, oak flooring and a stripped pine door opening into the

Open Plan Living Room/Kitchen 28'9" x 16'10" (8.77m x 5.14m)

This is a very good sized reception room with solid oak flooring and a multi-paned sash window with timber shutters to the front aspect. The original and substantial gritstone fireplace provides a pleasant focal point and this houses the Clearview multi-fuel stone on a black slate hearth. The room is lit by wall lights and separating the living area and the kitchen area is a solid beech staircase which leads up to the first floor. A trap door beneath the staircase provides access to the cellar.

The kitchen area has a continuation of the oak flooring and is fitted with a range of base and drawer units with solid beech block worktop and contrasting 'Mandale' limestone worktop with open shelving above. Taking pride of place is the Mercury five ring gas range with double oven and grill. There is a Belfast sink with swan neck mixer tap over, a newly installed

integrated Bosch dishwasher and space for a freestanding fridge freezer. There is a multi-paned window to the side aspect and to the rear is a patio door providing access to the rear courtyard. A stripped pine door opens to the

Rear Hallway 6'0" x 4'3" (1.83m x 1.30m)

Providing useful storage and having exposed ceiling timbers and a door opening to the

Guest Cloakroom 5'8" x 3'1" (1.75m x 0.95m)

With a multi-paned window to the rear aspect, this room has exposed ceiling timbers and is fitted with a dual flush WC and a pedestal wash hand basin with mixer tap.

First Floor

The staircase from the ground floor leads directly into the

Sitting Room/Study/Occasional Bedroom Four 12'4" x 8'7" (3.78m x 2.62m)

Used by the current owners as a sitting room, this space would work equally well as a home office or even a guest bedroom. There is an original stone feature fireplace with a decorative hearth and an original cast iron grate. The room is lit by inset spotlights and the sash window to the rear aspect allows very pleasant views.

An opening provides access to an inner landing where doors open to the other rooms on this floor and the staircase leads up to the second floor.

Family Bathroom 8'8" x 5'5" (2.66m x 1.66m)

A most stylish bathroom fitted with a quality white suite comprising pedestal wash hand basin with mixer tap, dual flush WC and a cast iron bath on claw feet with chrome overhead shower and stainless steel oval ceiling mounted shower rail. There is a window to the side aspect.

Utility 6'0" x 4'3" (1.85m x 1.32m)

With a window to the rear aspect and having space and plumbing for a washing machine as well as adjacent under counter space for a tumble dryer. The room is fitted with shelving and also houses the Vaillant combination boiler, installed in 2018.

Sitting Room/Bedroom Three 17'0" x 12'10" (5.19m x 3.93m)

A light, airy and well proportioned room which offers flexible accommodation in terms of being a third bedroom or an additional reception room. There is a front aspect multi-paned window enjoying views of the hillside beyond Wirksworth and having timber shutters and a window seat with built-in cupboards below. There are also built-in cupboards with shelving above to either side of the chimney breast and the

handsome natural gritstone feature fireplace and hearth houses a Clearview multi-fuel stove. The room is lit by wall lights.

Second Floor

The staircase leading up from the first floor reaches the

Landing

With stripped pine doors to each side opening to the two double bedrooms.

Bedroom One 16'6" x 12'9" (5.05m x 3.90m)

A beautiful and spacious bedroom with original wide floorboards, a stripped pine window sill and original stone feature fireplace with painted brick back and cast iron grate with a stone hearth. The front aspect window benefits from secondary glazing and enjoys a superb outlook over the rooftops of central Wirksworth to the hillsides beyond.

Bedroom Two 14'5" x 11'11" (4.41m x 3.64m)

Another stunning room with wide stripped floorboards and an original brick feature fireplace with stone surround and cast iron grate. There is a rear aspect sealed unit double glazed Velux window as well as multi paned window which provides most pleasant and far reaching views. To one corner is built-in shelving and above this is access to the attic space.

Outside

To the rear of the property, accessed from the kitchen, is a charming block paved courtyard, fully enclosed by high stone walling and enjoying a good degree of privacy. There are access doors to the vaulted cellar and a gated area for the storage of bins. There is also access to Hammonds Court via a side door through the white gates off the courtyard.

Vaulted Cellar 14'7" x 13'9" and 11'9" x 11'2" (4.46m x 4.21m and 3.60m x 3.42m)

Also accessed internally via the trap door beneath the staircase, this a most useful space which runs the length of the building and has the benefit of both power and light.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

Directional Notes

From our office at Wirksworth Market Place, proceed down St John Street in the direction of Derby and number 10 is located after a short distance on the right hand side.







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.