



GRANT'S
OF DERBYSHIRE

Gilkin, 41 Rise End, Middleton By Wirksworth DE4 4LS
Offers Around £499,995

We are delighted to offer this substantial, four bedroom, five bath/shower room, stone built detached property which is located between the popular village of Middleton and the vibrant town of Wirksworth. This home, originally two separate properties, has huge development potential and could be separated again to provide dependant relative accommodation or holiday let accommodation. This home has a wealth of character and original features and benefits from gas central heating and double glazing. The accommodation comprises; entrance hall, guest's cloakroom & WC, utility, dining kitchen and living area, sitting room, additional lounge with kitchenette/utility. On the first floor we have a family bathroom and four good sized bedrooms, all with ensuite facilities. Outside there is a substantial garden plot with a large than average double garage which offers potential for residential conversion (subject to seeking the appropriate permissions). Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

Middleton by Wirksworth is a historic village with a thriving community, with two local public houses and a sought after primary school. Located around 1.5 miles from the centre of Wirksworth and less than 5 miles from Matlock, it is approximately 15 miles from Derby to the South or Chesterfield to the North and within 26 miles you can be in Sheffield or Nottingham city centres. The village itself hosts many social events including live music nights, quizzes and the popular open gardens weekend. There is an abundance of walks from the doorstep, with the High Peak trail nearby linking you to the glorious Peak District countryside.

Ground Floor

The property is accessed via the substantial gravelled driveway. A double glazed, split stable door opens into the

Entrance Hallway 6'2" x 4'3" (1.89 x 1.32)

With a ceramic tiled floor and exposed ceiling timbers. This is the ideal place for coats, shoes and hats etc. The gas combination boiler is located here also. The part glazed door opens to reveal the

Guest's Cloakroom With WC 4'1" x 3'1" (1.25 x 0.96)

With a low flush WC and a corner wash basin.

Utility/Boot Room 8'3" x 6'2" (2.52 x 1.89)

A good sized store room with space and plumbing for a washing machine and other household appliances, chest freezers etc. Back in the hallway, a part glazed door leads into the

Dining Kitchen 14'3" x 12'2" (4.35 x 3.71)

With a laminate wood flooring, exposed ceiling timbers and windows to front and side aspects providing a good level of natural light. Here we have a matching range of wall, base and drawer units with worktop over and inset butler's sink with mixer tap over. There is a gas powered cooking range with double oven and extractor hood over, space for an undercounter fridge as well as space and plumbing for a dishwasher. A large opening leads through to the

Living Area 14'3" x 12'2" (4.36 x 3.71)

With a stripped and polished pine wood flooring, matching wall lights, a feature exposed stone wall and a handsome brick built fireplace with a multi-fuel cast iron stove inset, a pleasing focal point. There are windows to the front aspect and a split door that leads out to the front garden. The staircase leads off to the first floor and the double doors lead to an inner hallway which has an exposed stone wall, stone flag flooring and feature stone thrawl.

Sitting Room 11'10" x 9'10" (3.63 x 3.02)

With an original stone flagged flooring, recessed salt cupboard and a fireplace which houses a cast iron stove on a brick built hearth. There is a window to the front aspect and evidence of a former doorway which could be once again be opened up to provide separate access to this side of the home.

Lounge 12'0" x 10'0" (3.66 x 3.05)

Again with the original stone flagged flooring and a window to the front aspect. A split stable door opens to the front again providing separate access to this side of the home if required. A cottage door gives access to the

Kitchenette/Utility 7'7" x 4'3" (2.33 x 1.3)

With a ceramic tiled floor and a high level window to the rear. Here we have a base unit with inset stainless steel sink, ideal should anyone wish to use this side of the home for an Airbnb or for dependent relative's accommodation. The wooden staircase leads up to the first floor.

First Floor

Back in the main home, from the living area, the staircase rises to the first floor where on the landing the first cottage door on the right leads into

Bedroom Two 13'9" x 9'1" (4.2 x 2.79)

With pine wooden flooring, exposed ceiling timbers, this is a double bedroom with front aspect double glazed window and a bank of louvre-fronted fitted wardrobes and cupboards providing a good level of storage. An opening leads through to the

Ensuite Shower Room 6'2" x 6'2" (1.89 x 1.89)

With a feature exposed stone fireplace and a suite comprising of a corner shower enclosure with thermostatic shower fitting over and a pedestal sink. Natural light is provided by the Velux window overhead. Heated towel rail. Back on the landing, the next latched cottage door on the left leads into the

Family Bathroom 8'3" x 6'2" (2.52 x 1.88)

With a suite comprising of a Spa corner bath with telephone-style, hand-held shower attachments over, a low flush WC and a pedestal sink. There is a rear aspect window overlooking the garden. Heated towel rail.

Bedroom One 14'5" x 12'2" (4.4 x 3.72)

The principal bedroom with an open vaulted ceiling with exposed timbers and windows to front and side aspects providing a good level of natural light. An opening leads through to the

Ensuite Shower Room 8'8" x 6'4" (2.66 x 1.94)

A good sized room with corner shower enclosure with thermostatic shower fittings over and a pedestal sink. There is a heated towel rail with Velux window over.

Bedroom Three 12'0" x 10'2" max (3.68 x 3.1 max)

Accessed from the inner hallway on the ground floor, a staircase winds up to a good sized landing where the cottage door opens into this double bedroom with laminate flooring and front aspect double glazed window. An opening leads through to the

Ensuite Shower Room 5'2" x 5'1" (1.6 x 1.56)

With a ceramic tiled floor and a modern suite comprising of a corner shower enclosure with thermostatic shower fitting over, a low flush WC and a vanity wash basin with mixer tap and storage cupboard beneath.

Bedroom Four 10'3" x 8'9" (3.14 x 2.69)

Accessed from the kitchenette/utility area on the ground floor, the wooden staircase rises to a good sized landing (ideal for storage) and a cottage door which opens into this double bedroom with feature exposed stone wall and front aspect window. A folding door gives access to the

Ensuite Shower Room 10'2" x 3'0" (3.1 x 0.93)

With a ceramic tiled floor and a suite comprising of a low flush WC, pedestal sink and a shower enclosure with electric shower over.

Outside

This home occupies a large plot and has gardens to all four aspects including a lawned garden to the front which has a variety of plants and trees. To the left hand side of the property there is a lawned garden and then steps that lead up to a covered seating area which is the ideal spot to sit and enjoy the view. Steps continue up to the rear of the home where we find an additional area of lawn bordered by dry stone wall. There is a gravelled driveway providing off road parking for several vehicles.

Double Garage 26'8" x 16'11" (8.15 x 5.16)

This detached garage has power and light double doors and a stable door to the rear. It provides potential to be developed further subject to the necessary planning consents being obtained.

Directional Notes

From our office in Wirksworth Market Place, take the B5036 towards Cromford turning left along the B5023 by the Lime Kiln public house. Follow the road up towards the village of Middleton by Wirksworth and the subject property will be found on the left hand side as identified by our For Sale Sign (before you reach Holy Trinity Church on the right).

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.









Approximate total area⁽¹⁾
 155.26 m²
 1671.2 ft²

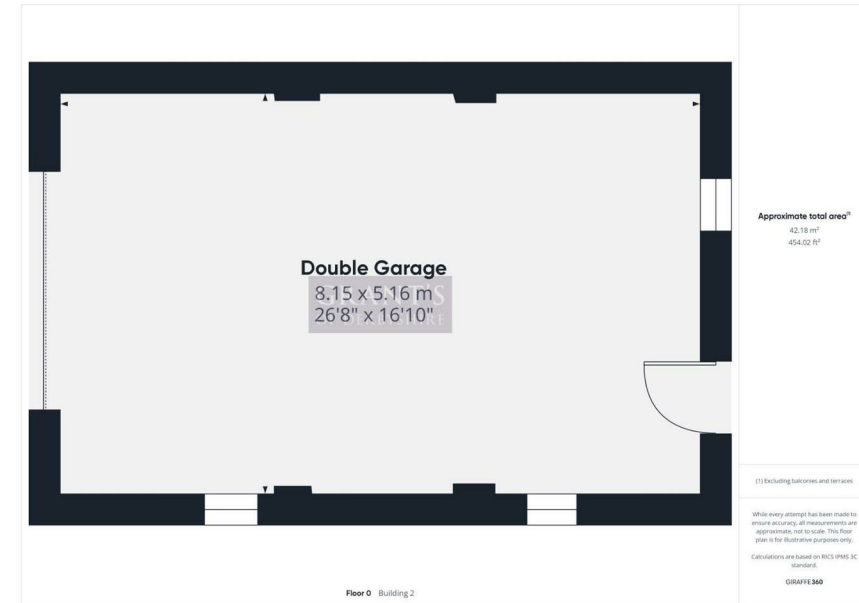
Reduced headroom
 12.08 m²
 130.03 ft²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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.

