



GRANT'S
OF DERBYSHIRE

The Cheshire Cheese, 29, North End, DE4 4FG
£975 Per Calendar Month

Grant's of Derbyshire are pleased to offer FOR RENT this 18th Century Former Alehouse in a quiet location yet close to the town centre. The property benefits from gas central heating from a new energy7 combi boiler and briefly comprises; Entrance Hallway, Lounge with Hopton Stone flagged floor and decorative range & Fitted Kitchen with integrated appliances to the ground floor, Bedroom 2, Study /Box Room & light & airy Bathroom to the first floor & Bedroom 1 and a Study/Home Office area on the second floor. This property also has a rear courtyard, outbuilding with lighting and a elevated lawned garden. There is free overnight on street parking outside. A residents parking permit for use in the council car parks is available. Along the street there is a free to all car parking area. Wirksworth has very good internet connection and speeds, with fibre broadband coming to North End early 2025. Employed Only. Sorry No Children due to the steep stairs and steps. Non Smokers / Vapers. 1 pet considered by discussion. Available Mid October 2024.



Ground Floor

Entered via the hardwood door which leads into the passageway with a door to the back courtyard. A door on the right opens into the:

Lounge / Dining Room 14'2" x 11'10" Max (4.32 x 3.61 Max)

A spacious room with two front aspect windows with a low beamed ceiling, Hoptonwood limestone flagged floor, pantry with stone thrall, fitted wall cupboard and original decorative cast iron range. A glass panelled door from here leads into the:

Kitchen 7'11" x 7'9" (2.41 x 2.36)

With a range of part glazed wall and white base units, ceramic hob, integrated fridge and separate freezer and dishwasher. There is space and plumbing for a washing machine. South facing window. A part glazed door leads out to rear stone flagged, part-covered private courtyard. With a door to a useful outbuilding / storage area with a light. There is also a vaulted stone roofed cave here. A secure high gate leads across an original cobbled passageway to the side access door. A stone flight of narrow steps leads up the elevated private, walled garden which has low maintenance lawns with a patio, mature borders and fruit trees.

First Floor

An opening from the Dining Room leads to an enclosed staircase which rises to the first floor landing. Doors open to Bedroom 2, Study / Box Room and the well-appointed Bathroom.

Bedroom Two 12'7" x 9'4" (3.86m x 2.87m)

A spacious double bedroom with a front aspect window. There is a fitted wooden cupboard.

Office Room 6'7" x 6'5" (2.03m x 1.98m)

With a front aspect window this room would be perfect for a home office or study.

Bathroom 9'10" x 8'0" (3.00 x 2.44)

A fully tiled room comprising a modern, four piece suite consisting of a panelled bath, pedestal wash hand basin, low level flush WC and separate shower cubicle with shower over. Large south facing window.

Second Floor

A second staircase leads from the first floor landing to the second floor.

Landing Area / Study 12'8" x 6'5" Max (3.86 x 1.96 Max)

With a front aspect window, this is the perfect spot for a home office / study area. A door from here leads into:

Bedroom One 12'0"x 8'11" (3.66x 2.72)

A double bedroom with a front aspect window.

Outside

As well as having a lovely, private elevated rear garden (described earlier), the property benefits from a storage area / studio / garden room, with light, accessed off the garden steps.

Directional Notes

From our office at the Market Place proceed across the road and down Coldwell Street past the Red Lion Hotel then take a left hand turn by the monument onto North End where No.29 can 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 B which is currently £1693 per annum.







Ground Floor
Approx. 25.4 sq. metres (273.4 sq. feet)

First Floor
Approx. 24.6 sq. metres (264.9 sq. feet)

Second Floor
Approx. 19.0 sq. metres (204.1 sq. feet)

Total area: approx. 69.0 sq. metres (742.4 sq. feet)

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.

