



GRANT'S
OF DERBYSHIRE

Melbury, Wirksworth Road, Whatstandwell, Matlock DE4 5HS
Offers Around £475,000

Occupying a sought after location and a plot of around 0.5 acre, this most individual, detached home is now being offered for sale. This home enjoys a most private, elevated position, backing on to open countryside and still just a short distance from the nearby town of Wirksworth which has a full range of shops and amenities. This home benefits from part oil fired central heating and uPVC double glazing and offers huge potential for development. The accommodation comprises; entrance hall, two bedrooms, family bathroom, dining area, a recently refitted dining kitchen and a spacious lounge which enjoys quite superb views down the valley and across open countryside. Outside there are extensive mature gardens to the side and a separate garden plot/orchard across the road. There is a double garage and off street parking for several vehicles. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

This home is located on the slopes of the Derwent Valley, surrounded by woodlands with picturesque, far-reaching views. There is easy access to The Peak District and it is conveniently located for the towns and villages of Matlock, Cromford, Wirksworth and award-winning Belper, with Derby city centre just a half an hour drive away.. A short walk leads directly to a bus stop, with buses travelling north towards Buxton and south towards Derby. A short walk from the end of the path takes you to Whatstandwell rail station; from here you can travel to Nottingham, Matlock and Derby with easy access to the North and South.

Ground Floor

The property is accessed via the tarmac driveway where steps lead up to the part glazed uPVC double glazed doors which open into the

Entrance Hallway 18'6" x 5'4" (5.64 x 1.65)

With a ceramic tiled floor and an in-built cupboard for hanging coats etc. The first door on the left leads into

Bedroom Two 16'9" x 10'10" max (5.13 x 3.32 max)

A larger than average double bedroom with dual aspect uPVC windows to front and side aspects providing superb views across the valley and the surrounding countryside.

Bedroom One 16'11" x 12'6" (5.17 x 3.83)

Another good sized bedroom with a bank of fitted wardrobes with hanging rails and storage cupboards within. There is a built-in dresser unit with inset wash basin and a wide upVC double glazed window to the rear aspect which overlooks the fields and open countryside.

Family Bathroom 9'11" x 8'6" (3.03 x 2.6)

Fully tiled and with a white modern suite comprising of a panelled bath, dual flush WC, a

pedestal sink and a good size shower enclosure with thermostatic shower fitting over. There is a built-in airing cupboard with slatted shelving for linen and the hot water cylinder is also located here. From the entrance hall, a door leads through to the

Dining Area 14'0" x 9'11" (4.27 x 3.03)

With ample space for a formal dining table and chairs. uPVC double glazed windows to front and rear aspects provide a good level of natural light. A step down leads to the

Lounge 17'5" x 14'2" (5.33 x 4.32)

Again, dual aspect uPVC windows provide a good level of natural light and superb views across the garden and the surrounding hills and countryside. Sliding patio doors give access to the patio and garden. From the dining area, a door leads through to the

Kitchen 11'0" x 9'5" (3.37 x 2.88)

With a ceramic tiled floor warmed by underfloor heating and recently refitted with an extensive range of wall, base and soft-closing drawer units with an attractive granite worktop over and inset 1.5 bowl sink. There is space and plumbing for a washing machine and dishwasher. "Neff" integrated appliances include an electric oven, combi oven/microwave and induction hob with integral extractor hood over.

Kitchen Dining Area 19'8" x 8'4" (6 x 2.56)

With ample space for a dining table and chairs. There is a rear aspect uPVC double glazed window and a matching door which leads out to the rear patio and garden.

Outside

To the front of the property there is a tarmac driveway providing parking for several vehicles. Immediately to the front of the home we find a shaped lawn bordered by a variety of plants and trees. Continue on, beneath the timber pergola,

we find another garden, mainly laid to lawn and bordered by a variety of trees and mature hedgerow providing a high level of privacy. Steps lead up to a paved patio which is an ideal spot to sit and enjoy the open countryside surrounding the property. There is a summerhouse included in the sale.

Directly opposite the property, across the road, there is a substantial area of land enclosed by stone wall and a variety of plants and trees. The septic tank for the home is located here (last emptied in 2024).

Double Garage 17'10" x 17'8" (5.46 x 5.41)

With a rear access door, this is a proper size double garage with integral workshop and WC. There is power and light laid on with an up and over door to the front.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3319 per annum.

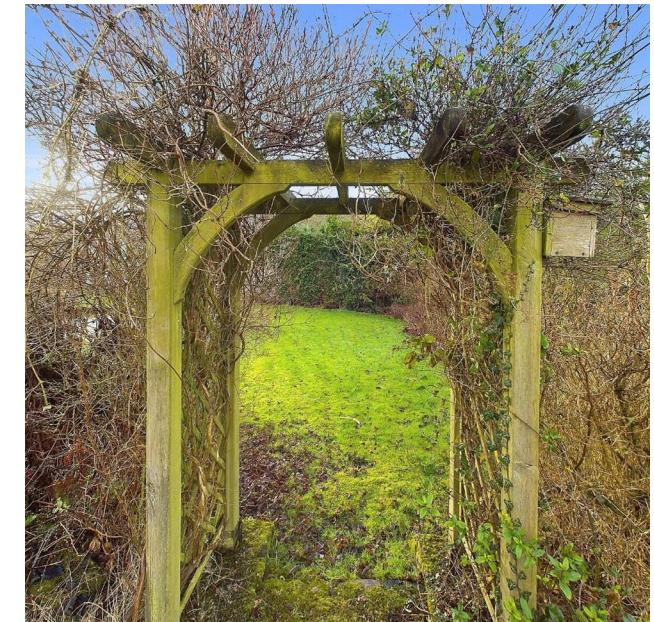
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From our office on St John Street in Wirksworth proceed along Harrison Drive in the direction of Cromford. At Cromford Market Place, at the traffic lights take a right hand turn onto the A6. Continue along the A6 and shortly before crossing over the River Derwent at Whatstandwell take a sharp turn right onto the B5035 towards Wirksworth. Proceed along this road for approximately one mile passing Cupola Park on the left hand side. Proceed past Cupola Park and after a short distance, Melbury will be found on the right hand side as identified by our For Sale sign.









Approximate total area⁽¹⁾

153.46 m²

1651.82 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92 plus A	92
B	
C	
D	
E	
F	
G	14
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions 92 plus A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC