



GRANT'S
OF DERBYSHIRE

Greenhill, Wirksworth DE4 4EN
Offers Around £220,000

Located on highly sought after Greenhill, just a short stroll from the ever popular town of Wirksworth, is this delightful stone-built end-terraced property. Having plenty of character throughout, the accommodation itself features an open plan living room, kitchen, shower room and two double bedrooms. To the front, a charming wildflower garden with raised beds adds to the cottage's appeal, while the fully enclosed rear yard provides a private outdoor space. This home offers a perfect blend of period charm and modern convenience in a truly desirable location. Viewing Highly Recommended.



The Location

Nestled on the picturesque Greenhill, this charming cottage offers an ideal blend of countryside tranquility and town convenience. Just a short walk from the heart of Wirksworth, you'll have easy access to all the amenities needed for everyday life, including a weekly market, monthly farmers' market, independent shops, supermarkets, restaurants, cafes, pubs, a cinema, a library, leisure centre and essential services such as a medical centre, dentists, and schools.

Surrounded by stunning Derbyshire countryside, nature lovers will appreciate the abundance of scenic walks right from the doorstep, including Stoney Wood, the striking Star Disc (a modern stone circle), and footpath access to the High Peak Trail, perfect for exploring miles of rolling landscapes.

For those looking to venture further afield, the nearby towns of Ashbourne and Matlock offer additional amenities, while the cities of Derby, Nottingham, and Sheffield are all within an hour's drive. Just a few minutes away, Carsington Water provides opportunities for wildlife watching, walking, and water sports.

Accommodation

Ground Floor

The property is accessed via the cobbled pathway through the foregarden to the entrance door which opens into the

Entrance Lobby

With hooks for coats and hats etc. as well as a useful built-in cupboard providing storage for shoes etc. Through an opening is the

Open Plan Living Room

This is a spacious reception room with a multi-paned window to the front aspect. The exposed ceiling timbers add to the charm and character.

Lounge Area 14'11" x 11'0" (4.55m x 3.36m)

To the front of the home with the brick-built fireplace providing a pleasant focal point and housing the gas fire upon a raised hearth. The wooden open tread staircase leads up to the first floor.

Dining Area 10'11" x 7'1" (3.33m x 2.17m)

Up one step from the lounge is the dining area which has attractive wooden parquet flooring. There is ample space for a good sized dining table and chairs and the area is lit by wall lights as well as the central ceiling light. Doors open to the bathroom and the kitchen.

Kitchen 10'11" x 8'5" (3.34m x 2.57m)

With a continuation of the parquet flooring, this kitchen is fitted with a range of wall, base and drawer units with roll top work surfaces and tiled splashbacks. The inset stainless steel sink is located beneath the window to the rear aspect. There is space and plumbing for a dishwasher, space and connection for a gas cooker and ample room for a free standing fridge freezer. Adjacent to the window is a part glazed door leading out to the rear yard.

Shower Room 10'10" x 6'3" (3.31m x 1.93m)

Having an obscured glass window to the rear aspect, this is a good sized shower room fitted with a three piece suite comprising low flush WC, wash hand basin set within a vanity unit and shower cubicle with thermostatic shower. There is also space and plumbing for a washing machine.

First Floor

The staircase leading up from the sitting room reaches the

Landing

With a window to the rear aspect and a built-in cupboard providing useful storage and housing the gas central heating boiler installed just two years ago.

Bedroom One 14'9" x 11'0" (4.52m x 3.37m)

This is a spacious double bedroom with a multi-paned window to the front aspect looking out onto Greenhill.

Bedroom Two 9'11" x 8'6" (3.03m x 2.61m)

This second double bedroom is to the rear of the home with a window looking out onto the courtyard.

Outside

To the front of the cottage is a stone cobbled pathway, adjacent to which is a delightful wildflower garden with raised beds and enclosed by stone walling. Immediately to the rear, accessed via stone steps from the kitchen, is a courtyard fully enclosed by a high level stone wall therefore enjoying a good degree of privacy.

Parking

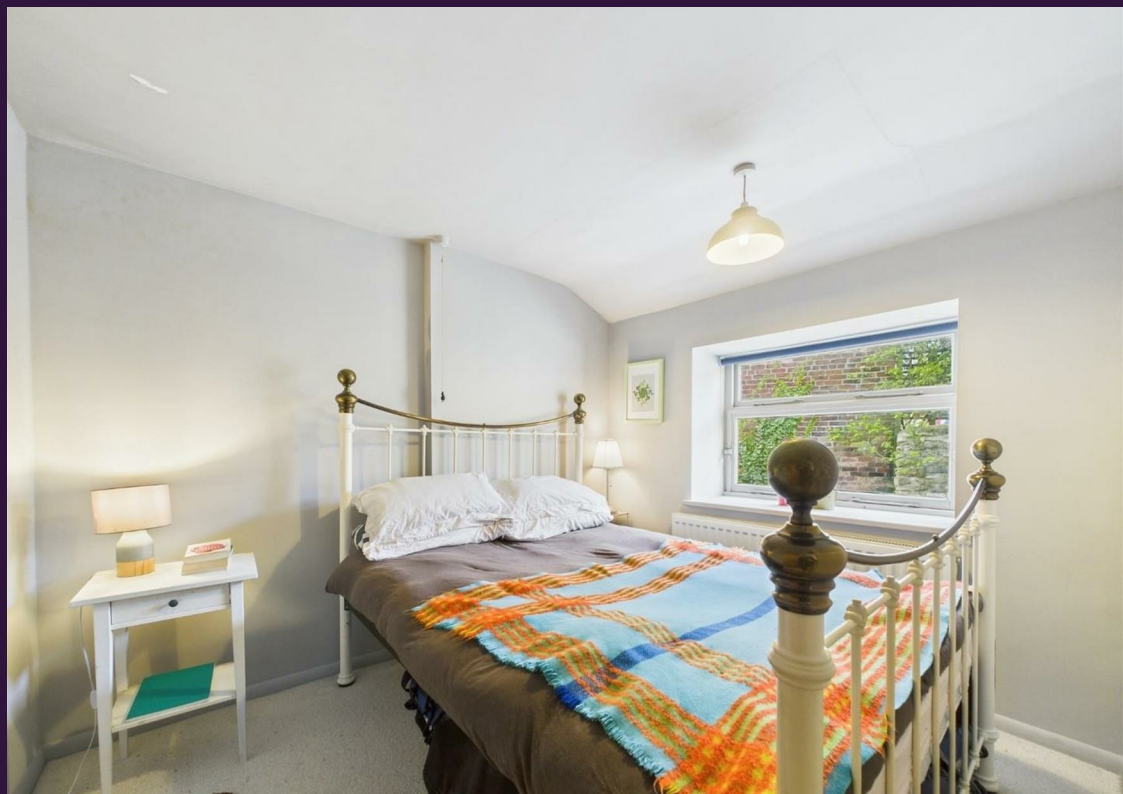
Please note that there is no designated parking but within the town, and only a short walk away, there are car parks as well as several areas of unrestricted on street parking. In addition, there is nearby Rydes Yard, a residents-only parking area owned by the council, for which annual permits can be purchased (subject to availability). There is a further, free, off-street parking area on The Dale, which is linked to Greenhill by a number of footpaths.

Council Tax Information

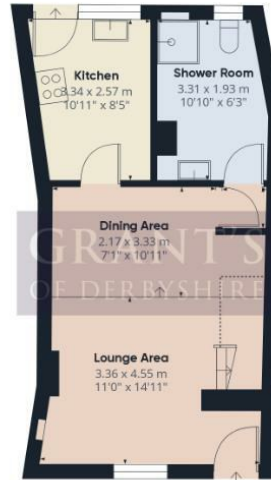
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

Directional Notes

From our office at Wirksworth Market Place proceed left along the parade of shops bearing round to the left onto Dale End. Continue straight on (past the turning on the left for The Dale) and continue up the hill for a short distance where number 19 can be found on the left hand side.







Floor 0



Floor 1

Approximate total area⁽¹⁾

65.83 m²
708.59 ft²

Reduced headroom

2.04 m²
21.96 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 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.

