



GRANT'S
OF DERBYSHIRE

Walnut Cottage, Ashleyhay, Nr Wirksworth, Matlock DE4 4AH
Offers Around £475,000

Nestled in this charming village of Ashleyhay, a short distance from the popular and thriving town of Wirksworth (Named in The Sunday Times as being the best place to live in Derbyshire), this stunning, Grade II listed stone barn conversion is now being offered For Sale. This home dates back to the early 1800's and enjoys a quiet location and is extremely well presented throughout. The property benefits from gas central heating (Propane) and double glazing throughout. The accommodation comprises; dining kitchen, spacious living room, three good sized bedrooms and a family bathroom. There is an extensive lawned garden to the front and a fabulous terraced area and garden to the rear where you can enjoy far-reaching views down the Ecclesbourne Valley and across the surrounding countryside. There is off street parking for two vehicles. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

A pretty, unspoilt hamlet on the Eastern hillside of the Ecclesbourne Valley. Approximately 13 miles from Derby, 22 from Nottingham and 28 from Sheffield. Nearby Wirksworth is less than a 10 minute drive from the house (or a twenty minute walk over fields). It is one of the oldest towns in Derbyshire and is a very popular location for exploration of the Peak Park. Wirksworth is a bustling local centre. It has a range of small independent shops, several notable public houses, a pizzeria, a bistro and coffee shops. The town (population of approximately 5000) has a renowned passion for culture and the arts. The M1 and A38 are about 20 minutes by car and the hub stations of Chesterfield and Derby are within half an hour's drive. Matlock is just 5 miles away with a large Sainsbury's and soon to be M&S food. Ashbourne is less than 20 minutes by car.

Ground Floor

The property is accessed via the gravelled parking area where a central pathway leads down the centre of this extensive lawned garden which leads to the composite split stable door opening into the

Dining Kitchen 20'0" x 12'7" max (6.10 x 3.85 max)

With exposed ceiling timbers and a ceramic tiled floor warmed by underfloor heating, here we have an extensive range of wall, base and soft closing drawer units with solid wood worktop over with inset composite sink with mixer tap over. Integrated appliances include a dishwasher, washing machine, fridge freezer, electric oven and gas hob with extractor hood over. A matching wall cupboard houses the gas combination boiler. There is ample space for a dining table and chairs here and the Bi-fold doors to the side flood this room with natural light and open out to the paved courtyard. The staircase leads off to the first floor. A latched cottage door opens to the

Living Room 20'3" x 16'3" (6.18 x 4.97)

A larger than average reception room, decorated in neutral tones and again bathed with natural light from the full bank of side aspect Bi-fold doors and rear aspect glazed double doors which open out onto the

terrace and decked area. The wood-burning cast iron stove set on a brick hearth with heavy wooden lintel over provides a pleasing focal point. There are two tall column radiators, inset LED lighting and a useful understairs storage cupboard.

First Floor

On arrival at the first floor landing we find access to the loft which has been part boarded for storage and a linen cupboard. The first solid oak door leads into

Bedroom One 18'0" x 10'4" max (5.51 x 3.16 max)

The principal bedroom, larger than average, and well lit by the windows to front and side aspects. Sliding, part mirrored doors open to reveal good storage for garments with hanging rails etc.

Family Bathroom 7'9" x 5'7" (2.37 x 1.71)

Stylishly tiled and refitted (2024) with a modern and contemporary suite comprising of a rounded bath with shower screen and thermostatic shower fitting over, a dual flush WC and a vanity wash basin with fitted storage cupboards beneath. A Velux window overhead provides natural light and there is an illuminated mirror and a chrome heated towel rail.

Bedroom Two 11'4" x 10'7" (3.46 x 3.24)

Whilst currently used as a home office, this is a double bedroom with side aspect Velux window and a rear aspect window which provides quite superb far-reaching views down the Ecclesbourne Valley.

Bedroom Three 13'0" x 8'7" (3.98 x 2.64)

Another double bedroom with side aspect Velux window.

Outside

To the front of the property we have a gravelled parking area providing off street parking for two vehicles. A picket gate gives access to the extensive lawned garden, bordered by dry stone walling and a variety of mature plants and trees. At the bottom of the garden there is an Indian stone paved patio, East facing and the ideal spot therefore to enjoy that morning cup of coffee. The timber-built shed and woodstore is included in the sale. Accessed from the

dining kitchen, fully glazed bi-fold doors (installed 3 years ago) give access to the sunny (south-facing) paved patio area with herbaceous and flowering cottage garden which leads on to a substantial decked seating area. This is the place to enjoy those views down the valley and across the surrounding countryside. There is external power, water and security lighting here. Steps lead down to a section of lawn which again is bordered by raised beds having a variety of plants and dry stone walling.

Directional Notes

From our Wirksworth office at The Market Place, turn right outside the office and head down St John's street. Cross over the mini-roundabout and head out of town. After the carwash and garage on the left and sharp bends over the railway bridge, take the next left turn. Continue gently uphill along the lane for a couple of minutes until you reach a grassed triangle. Turn right here and continue along where a left hand for takes you to the property which is located is on the right hand side as identified by our For Sale sign. What3Words: assemble.chuck.badly

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band E which is currently £2741.82 per annum.

Services

The property has mains water and electricity. The gas central heating is provided by propane gas, the 1400 litre tank for which is discreetly located in the front garden (submerged). For drainage, there is a septic tank located in the neighbour's yard where there is a right to access agreement in place.

Planning Permission For Extension

The current owners have had planning approval granted to create an extension to the front of the property which would provide a porch, guest's WC and a utility. Further details are available on request.







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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.