



Weighmans Cottage Middleton Road, Wirksworth - DE4 4PJ  
£500,000



## WEIGHMANS COTTAGE MIDDLETON ROAD

Wirksworth, Matlock

We are delighted to offer For Sale, this stunning, stone built, three bedroom detached home which is located just a short distance from the popular market town of Wirksworth which has a full range of shops and amenities. This home, formerly a mine worker's cottage has been refurbished and extended to create a truly stunning family home, having a wealth of original character and modern contemporary features. The home benefits from a number of energy saving initiatives including underfloor heating powered by an Air Source Heat Pump. The accommodation comprises; entrance hall, utility, ground floor bathroom sitting room, lounge area and a fabulous dining kitchen with high specification appliances, flooded with natural light. On the first floor there are three bedrooms and a family bathroom. Outside there is a block paved courtyard and a driveway providing parking for several vehicles.

Viewing Highly Recommended. Virtual Tour Available.

No Upward Chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Location

The cottage is located in the pretty Derbyshire Dales village of Middleton-By-Wirksworth and is just on the borders of the Peak District National Park. From the village there are many fine country walks including the High Peak Trail. There are excellent road networks to the Peaks, Matlock, Buxton, Bakewell, Derby and Belper as well as good access to the A6, A38 and M1. The village itself is served by a sought after primary school, church, two public houses and many community-led activities. There are many tourist attractions nearby such as Black Rocks, Carsington Water, Cromford Canal and the historic Cromford Mills. The town of Wirksworth is less than a 5 minute drive away and offers a variety of shops and full range of amenities. Weighman's Cottage is located just off the centre of the village enjoying a peaceful location with quite superb, far-reaching views.

## A Brief History

Middlepeak wharf was originally a siding for Middlepeak quarry. We believe the quarry weighbridge was situated in front of Weighmans cottage and the rear corner of the cottage is chamfered which would have allowed the trains to pass behind the building on their way to or from the high peak trail. The cottage may have provided living accommodation for the people operating the weighbridge, hence the name "Weighmans cottage". Over the first half of the 19th century a complicated network of connections was developed to link the quarries with the main railway systems. At the northern end, a siding ran via a level crossing (near the present Middlepeak wharf & Weighmans cottage) directly onto the Cromford and High Peak Railway, initially to Middle Peak and was later extended into Monkey Hole. The date of connection is unclear. Sanderson's Map shows a wharf at the railway connected by a road or track to the quarry (but not specifically a rail link) in the early 1830s. Marshall infers 1856 but the route was shown in the Tithe records of 1848/9 as a branch line.

## Ground Floor

The property is accessed via the block paved courtyard where the pathway curves around to the rear of the home and a substantial multi-paned door opens into the

### Entrance Hallway

Dimensions: 3.71 x 0.97 (12'2" x 3'2"). With a ceramic tiled floor warmed by underfloor heating and the sliding door on the left leads into the

### Utility Room

Dimensions: 2.16 x 1.83 (7'1" x 6'0"). With a large pressurised cylinder providing the hot water for the home. There is space and plumbing for a washing machine and tumble drier here. Two, deep marbled sill windows to the rear aspect. Back in the hallway, the door straight ahead leads into the

### Ground Floor Bathroom

Dimensions: 3.23 x 1.14 (10'7" x 3'8"). Stylishly tiled and with a modern white suite comprising of a 3/4 bath with electric shower over, dual flush WC and a pedestal sink. There is an obscure glass, marble-silled window to the side aspect and the door to the side leads out to the rear courtyard.

### Open Plan Kitchen/ Lounge Area

Dimensions: 8.10 x 4.34 (26'6" x 14'2"). This is the heart of the home, flooded with natural light thanks to the high ceilings with Velux windows overhead, and the fully glazed French doors which lead out to the front courtyard. Here we have an extensive and high quality range of wall, base and soft closing drawer units with quartz worktops over and ample space for a large dining table and chairs. There is a "Nexus" cooking range with double oven and full width extractor hood over and space for an American-style fridge freezer. A large opening leads through to the lounge area, ideally located next to the kitchen making this area a truly wonderful, social space. There are matching wall lights here, three stone-mullioned windows to the front aspect, discreet TV connections and a useful under stairs storage cupboard.





## Sitting Room

Dimensions: 4.32 x 4.17 (14'2" x 13'8"). A good size reception room having a ceramic tiled floor, warmed by underfloor heating. There is a "Clear View" wood-burning stove with feature slate stacked wall to the rear which provides a pleasing focal point. Matching wall lights, stone mullioned windows to the front, TV point. The open staircase leads up to the

## First Floor

On arrival at the first floor landing which is lit with inset LED lighting and motion sensors, the first door leads into

## Bedroom One

Dimensions: 4.35 x 3.65 (14'3" x 11'11"). The principal bedroom with a luxurious feel having engineered oak flooring, stone mullioned windows to the front and rear aspect offering far reaching views and a useful built-in cupboard with hanging rail. Discreet TV fittings and matching wall lights.

## Bedroom Two

Dimensions: 3.15 x 3.12 (10'4" x 10'2"). Another double bedroom with vaulted ceiling, matching wall lights and side aspect window. TV point.

## Bedroom Three

Dimensions: 3.38 x 2.46 (11'1" x 8'0"). A double bedroom with stone mullioned window to the front aspect and a useful overstairs storage cupboard with hanging rail. Matching wall lights, TV point.

## Outside & Parking

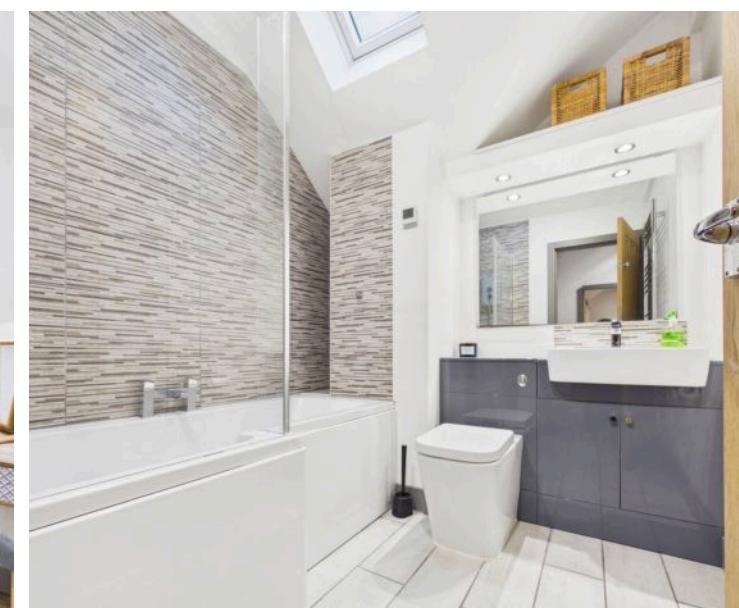
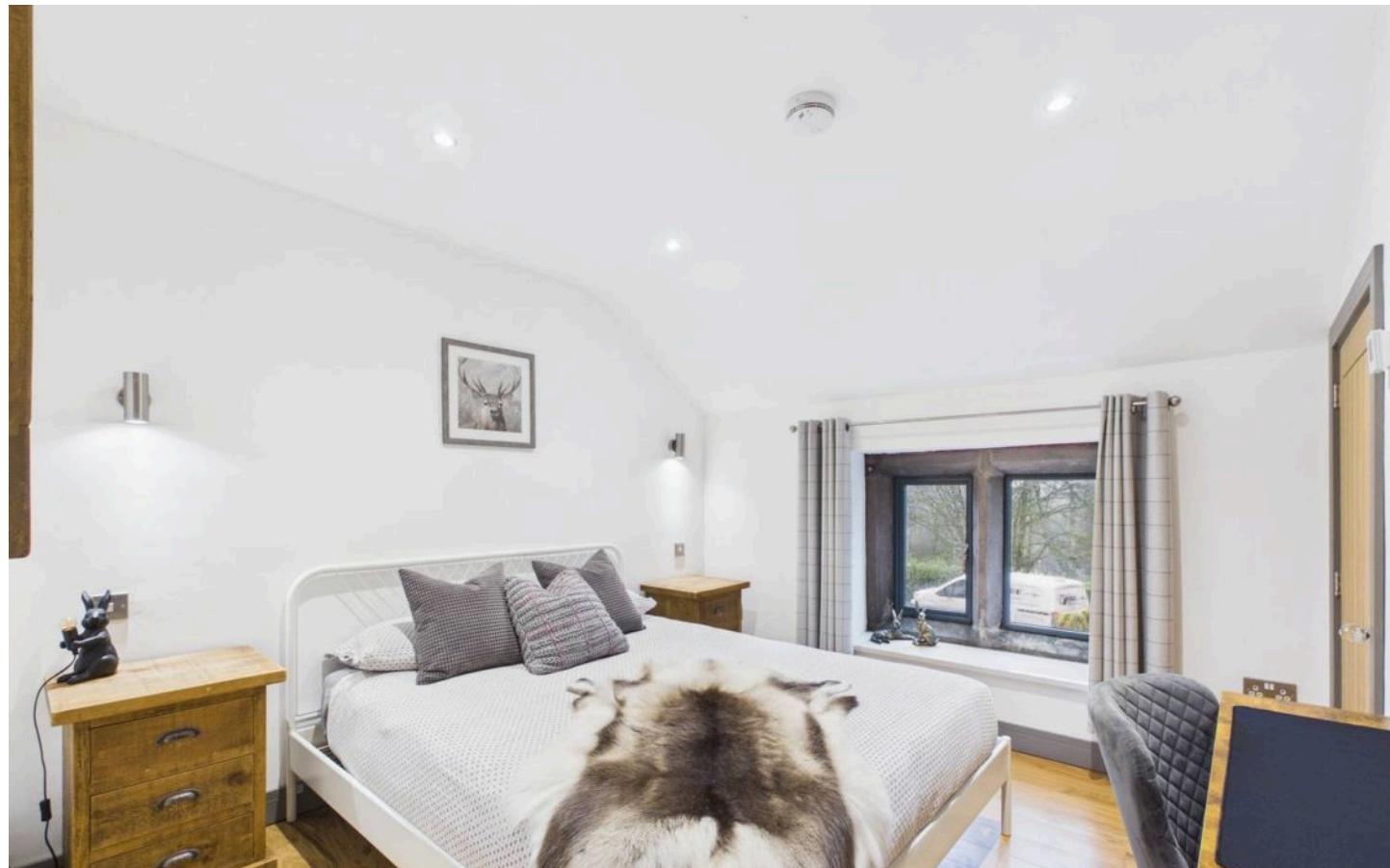
The block paved courtyard runs along the front of the property and down each side, enclosed by a maturing beech hedge offering a good level of privacy. The gravelled driveway provides parking for several vehicles.

## Directional Notes

From our Wirksworth office, the property is best approached by leaving the Market Place in Wirksworth town centre towards Cromford, turning left after the fire station by the Lime Kiln public house. Continue up the hill and look out for a driveway on the right hand side which is separated by two dry stone walls. Continue down along this driveway where the property will 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 D which is currently £1,477.98 per annum.





## GARDEN

The block paved courtyard runs along the front of the property and down each side, enclosed by a maturing Laurel hedge offering a good level of privacy. The gravelled driveway provides parking for several vehicles.

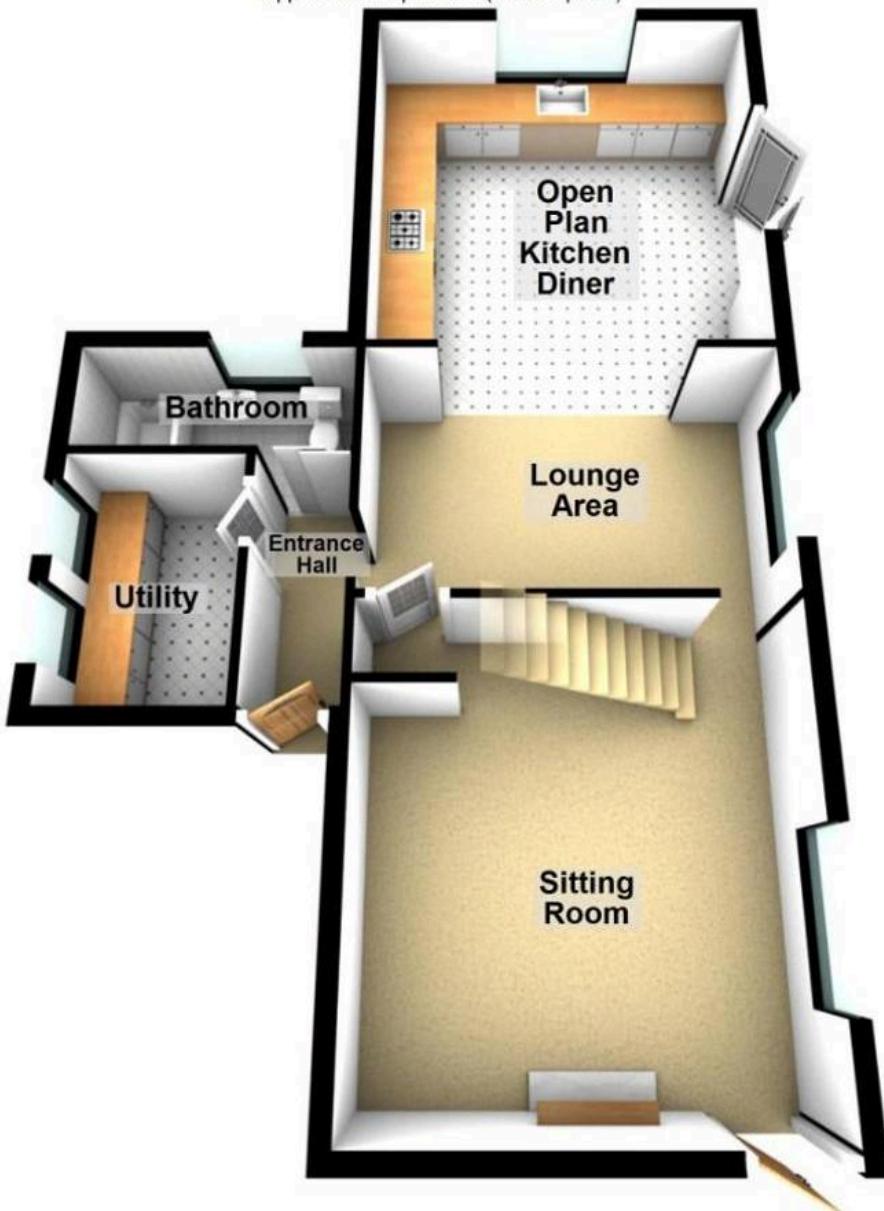
## DRIVEWAY

4 Parking Spaces

Off Street Parking For Several vehicles

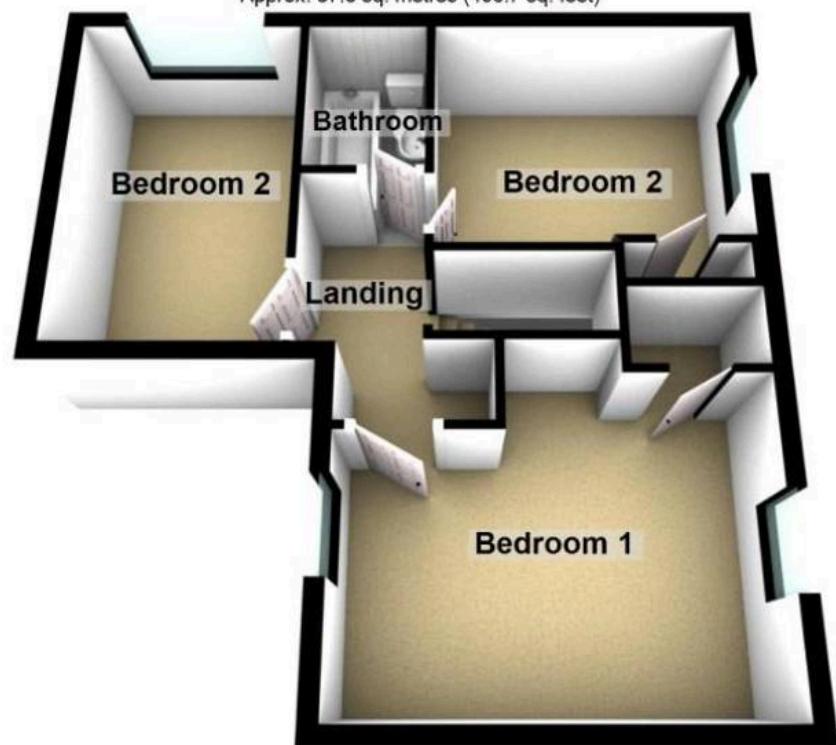
## Ground Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.



## GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER 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.