GRANT'S
OF DERBYSHIRE

Gorsey Bank, Wirksworth DE4 4AD
£760 Per Calendar Month

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This delightful cottage is located in the sought after and historical area of Gorsey Bank, just a short distance from the centre of Wirksworth, and is now available TO LET. Tinkerbell Cottage is a one bedroom, double fronted cottage that has recently been renovated to a very high standard throughout, including works to improve its energy efficiency. The property benefits from gas central heating and double glazing throughout. This home enjoys an elevated position and has stunning views across the town and surrounding countryside. The accommodation comprises; open plan kitchen / living / dining space, double bedroom and bathroom. Outside there is a terraced patio to the front with steps that lead down to a lawned garden on two levels. Viewing by appointment only. Non-smokers. No pets. Available Mid June 2025.

Ground Floor

The cottage is accessed via a charming footpath and entered via the hardwood door, which leads directly into the

Open Plan Kitchen / Living / Dining Area 16'10" x 11'0" (5.14 x 3.37)

A beautifully renovated open plan living and kitchen space with a striking ceramic tiled floor throughout. In the living area you'll find a decorative stone built fireplace with exposed bricks and a double glazed sash style window to the front aspect, offering views over the gardens and locality. In the kitchen area you'll discover a good range of contemporary, matching wall and base units with a complementary worktop and a white, resin inset sink with swan neck mixer tap over. There's also an electric oven, four ring induction hob, washing machine and integrated slimline dishwasher. A double glazed sash style window is located to the front aspect. A wooden staircase leads up to the

First Floor

Bedroom 12'1" x 10'9" (3.7 x 3.3)

A ledge and brace door leads into this striking, light and airy room with a vaulted ceiling with exposed wooden beams, painted wooden floorboards, a double glazed sash style window to the front aspect, as well as a skylight. There is a high level storage area,

Shower Room 6'0" x 4'7" (1.83 x 1.42)

A ledge and brace door leads into this handsome and modern shower room with a ceramic tiled floor, wall hung vanity unit, dual flush WC, corner walk in shower with a thermostatic shower featuring both a large fixed and removable shower head, plus ladder-style radiator.

Outside

To the front of the property there is a stone paved terrace with steps that lead down to a larger than average lawned garden on two levels. The garden faces in a southerly direction and enjoys wonderful views of the surrounding area.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1416 per annum.

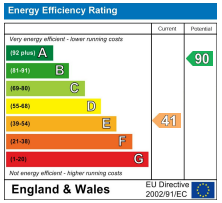
Directional Notes

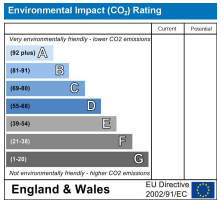
The approach from our Wirksworth Office is to travel down St John's Street and shortly before reaching the mini-roundabout junction turn left into Water Lane. Proceed along Water Lane and over the railway crossing at which point the road becomes Gorsey Bank. Continue along Gorsey Bank passing the Roman Catholic Church on the right hand side (park near here) and after passing Providence Mill on the left hand side bear left following the road up which eventually winds back to the right where No. 23 can be found, accessed via the footpath that leads across a row of cottages, you will see a sign that says, ' Houses 22 - 25 Gorsey Bank'.

Ground Floor

First Floor

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.

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23