



27 Coldwell Street, Wirksworth - DE4 4FB
£240,000



27 COLDWELL STREET

Wirksworth, Matlock

This characterful, three storey terraced cottage is located close to the centre of the historic and sought after town of Wirksworth. Believed to date back to the early 1800's the property retains many fine original features and benefits from gas central heating. Well presented throughout, the accommodation is arranged over three levels and briefly comprises; entrance porch, sitting room, dining kitchen, two double bedrooms, shower room and Derbyshire landing, which is currently used as a study area. This property also benefits from a vaulted cellar and quaint rear courtyard. Viewing highly recommended. Video tour available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Gas Central Heating
- EPC Band Rating D
- Rear Courtyard
- Central Wirksworth
- Three Storey Mid Terrace
- Two Double Bedrooms
- Lots of Character





Ground Floor

To the front of the property two stone steps lead up to the timber entrance door with window over. This opens into the

Entrance Porch

Dimensions: 1.03m x 0.97m (3'4" x 3'2"). With tiled flooring and one step up and through the part glazed door into the

Sitting Room

Dimensions: 4.01m x 3.72m (13'1" x 12'2"). The focal point of this most welcoming sitting room is the fireplace which houses the traditional multi-fuel burner. This has the original substantial Derbyshire stone lintel with soot door above. There is built-in shelving in the recesses to each side of the chimney breast. The room is lit by wall lights as well as the central ceiling light and the original ceiling timbers remain exposed. There are attractive mullioned windows to the front aspect which let in plenty of natural light and have a deep sill beneath. To the rear of the room a ledge and brace door opens to the staircase leading up to the first floor and a stable style door provides access to the

Dining Kitchen

Dimensions: 4.54m x 2.31m (14'10" x 7'6"). With Fired Earth tiles to the floor this kitchen is fitted with a range of blue wooden wall, drawer and base units with roll top work surfaces and tiled upstands. Inset appliances include the double gas oven and the four ring electric induction NEFF hob with extractor hood over. There is space and plumbing for a washing machine as well as under counter space for a fridge. The one and a half bowl stainless steel sink is ideally located beneath the large window to the rear of the room looking out onto the quaint courtyard. A door opens to the steps leading down to the cellar and a glazed door opens to the exterior.

Cellar

Dimensions: 3.97m x 3.55m (13'0" x 11'7"). Stone steps from the kitchen lead down to this very usable brick vaulted cellar. Of a good size and benefiting from power and light and having the original thrawls in place.



First Floor

Landing

From here doors open to the bathroom and bedroom one and the staircase continues up to the second floor.

Bedroom One

Dimensions: 4.02m x 3.29m (13'2" x 10'9"). This is a very good sized double bedroom with painted wide boards to the floor, two fitted double wardrobes and a mullioned window to the front aspect.

Shower Room

Dimensions: 2.44m x 1.58m (8'0" x 5'2"). This L-shaped room with vinyl flooring is part tiled and fitted with a low flush WC, double walk-in shower cubicle with glass screen and mains shower over and a square pedestal wash hand basin. There are three obscured glass windows to the rear with stone mullions and a fitted cupboard houses the combi boiler and provides useful storage.

Second Floor

The stairs rising from the first floor lead into the

Derbyshire Landing

Dimensions: 2.52m x 2.22m (8'3" x 7'3"). The landing is sizeable enough to accommodate, as now, an office/study area. The three windows to the rear with deep sills provide rooftop views over North End and up towards Greenhill.

Bedroom Two

Dimensions: 3.99m x 3.73m (13'1" x 12'2"). Another spacious, and an especially light, room at the front of the house with lovely mullioned windows. With wooden flooring and a cast iron feature fireplace with stone hearth, it is used by the current owner as a second reception room.

Outside

To the rear of the property, accessed from the kitchen, is a modest yet fully enclosed courtyard.

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. 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



Outside

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Directional Notes

From our office on St John Street proceed in the direction of Cromford and take the first turning on the right onto Coldwell Street (between the Town Hall and Red Lion Hotel). Follow the road down and number 27 is on the left hand side, the second house after North End.





Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

80.74 m²
869.08 ft²

Reduced headroom

2.65 m²
28.54 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 are based on RICS IPMS 3C standard.

GIRAFFE 360



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