BIRCHOVER
letting homes properly



North End,
Wirksworth, DE4 4FG

£220,000

NO UPWARD CHAIN This historic three storey cottage boasts original features galore, new boiler, new roof flashing and a splendid detached barn, suitable for a variety of uses. Located in the heart of Wirksworth, the home also benefits from two gardens! You have your own private courtyard garden and use of a historic communal garden.

N.B. The photographs were taken in 2023 - the home has been rented since and is currently occupied, with the tenants moving out prior to sale.

The home has a living room and kitchen on the ground floor, the main bedroom and bathroom on the first floor and another large bedroom and smaller third bedroom on the second floor. At the rear is a newly-improved courtyard garden and the barn, with access through to the 'old washing green' communal garden - a beautiful sanctuary in the heart of this thriving, buzzy town.

North End is at the heart of the vibrant arts and social scene in Wirksworth. The Northern Light Cinema is a few doors along from this home and the ever-popular Royal Oak pub is opposite that. Within a 2-3 minute walk is the Market Place, with a wealth of independent retailers, cafes, butchers', takeaways and popular coffee shop and eateries. There are great walks and cycling routes joining up with the High Peak Trail a mile north, with traffic-free routes all the way to Cromford to the east and Buxton, 17 miles north-west.

The delights of Carsington Water, Matlock, Bakewell, Buxton plus Chatsworth House and the Peak District are all within a short drive. The X17 bus runs directly to Matlock, Chesterfield and Sheffield whilst trains from nearby Cromford run directly to Derby, Nottingham, Lincoln and all the way to the coast at Cleethorpes. This home is at the epicentre of all that is good about this fantastic place.







Front of the home
North End is a highly sought-after street because of its central location, but is relatively quiet with the main road taking most of the through traffic. We love the curve of the street and this home occupies a great position as you can see from the photographs. With an attractive cream render complemented by the heritage mint green front door and stone lintels beneath the sash windows, it's a very pretty home.

The composite front door has a chrome letterbox and handle and charming diamond-shaped glazed panel.

Living Room
15'1 x 11'1 (4.60m x 3.38m)
What a stunning first impression! The large original fireplace with stone lintel surround and brick hearth forms an impressive centrepiece of this room. It is a fantastic blank canvas which really showcases the natural light that floods into this home. The tall ceilings accentuate this and in this room there is one exposed central original beam, which nicely breaks up the white decor. New sash windows were fitted to most rooms in 2012 and under this east-facing window are a cupboard and, in the corner, a low-level unit which house the meters but also act as a useful in-built TV cabinet. Both are also painted white in keeping with the decor. Above this is a cute niche alcove, suitable for a decorative display.

The floorboards are also painted white, as are the deep skirting boards. The room has three wall lights, a radiator and the bottom pane of the sash windows is frosted for additional privacy.

Kitchen
15'9 x 6'3 (4.80m x 1.91m)
This galley kitchen is at the rear of the home and has painted wooden floorboards. The left-hand wall is clad in vertical timber strips, also painted white, whilst the other walls are painted. There is a good amount of worktop space with an inset ceramic Belfast sink and drainer, with chrome mixer tap. The ceramic four-ring gas hob has an electric oven beneath and extractor fan above. Several high and low level cabinets provide plenty of storage space and there is space and power points for a full-height fridge-freezer. Under the counter is space and plumbing for a washing machine (the fridge-freezer and washing machine are included in the sale). Under the stairs is a useful storage cupboard. There is a radiator, ceiling light fitting and west-facing window. Two steps lead up to the door out to the courtyard garden, whilst internal stairs lead up to the first floor landing.

Stairs to first floor landing
We love this white wooden staircase, winding up to the first floor. The curved walls are a pointer to the long history of the home and give a lovely softness to the staircase. There is a handrail on the right and small banister on the left. From the first floor landing, doors lead into Bedroom One, the Bathroom and the stairs up to the second floor.

Bedroom One
15'2 x 11'2 (4.62m x 3.40m)
This is an uplifting room. The two large east-facing sash windows offer verdant green views between the large gap in houses opposite. This is a real bonus for this home, as very few on North End have this tremendous view up towards The Gilkin - a view which is filled with a range of trees and bushes.

The room itself has an even higher ceiling than the living room below so the natural light and white decor combine to great effect. On the right is a fireplace with a stone hearth. The skirting boards are high and painted white, there are two radiators and two ceiling light fittings, plus plenty of power points on all four sides, which provide the opportunity for flexible room layouts.

Bathroom
9'9 x 6'1 (2.97m x 1.85m)
A rare find in cottages such as these is this modern bathroom. Perhaps rarer still is the fact that it has a bath and a separate shower cubicle. The cubicle has a curved glass door and floor-to-ceiling tiling. The bath has chrome heritage-style taps and a tiled surround. Both the WC and sink are ceramic and are set into a purpose-built unit with cupboards underneath the sink and shelving space on top. Floorboards and the walls are painted white and the tongue-and-groove timber door has an iron latch. The room has ceiling spotlights, a window, chrome vertical heated towel rail and extractor fan.

Bedroom Two
13 x 11'3 (3.96m x 3.43m)
This is another splendid room with a very high ceiling which has partially exposed trusses and beams and which is entered through a timber tongue-and-groove door with iron latch. The walls and floorboards are painted white. On the left-hand wall is a full width and 6ft 9in tall set of fitted wardrobes. The three double sections offer loads of space and have a well-planned mix of clothes rails, shelving and a central cabinet with power, suitable for a TV or music system. There is space on top of the wardrobes for more storage if needed.

The sash double-glazed window has more elevated views to the east. The room also has a radiator.

Bedroom Three
8'25 x (max) 6'5 (2.44m x (max) 1.96m)
Set in the eaves, this cute room has a small west-facing window and is painted white too. There is laminate flooring, a radiator and, in the far corner, an airing cupboard. This could be used as a home office or perhaps a nursery.

Courtyard Garden
Ascending 9 stone steps from the back door, you alight onto the revamped courtyard garden. It has a lovely patio dining area in this sun-trap, which gets the sun from early-mid morning right through to sunset. A high dry stone wall and timber fence give privacy, plus a contemporary tall raised flower bed adds the opportunity for a splash of colour...as would potted plants in the courtyard itself. It is a tranquil space.

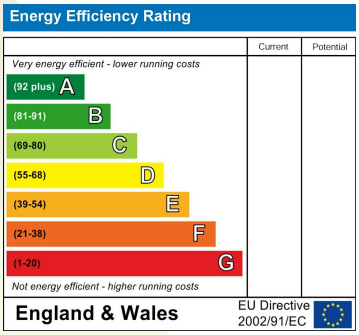
Beside the stone steps is located an outside tap and an alley leads down the side of the house to a gate out onto the street - a perfect spot for storing bins out of sight.

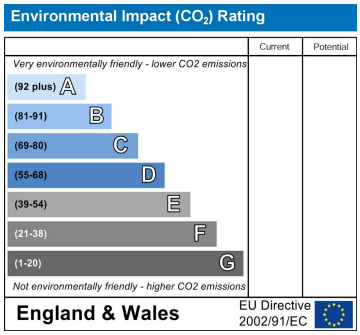
Detached Barn
12'4 x (max) 7'1 (3.76m x (max) 2.16m)
This outbuilding at the top of the stone steps from the kitchen offers a range of possibilities. The barn has a recently-updated roof and we can envision this as an art studio/home office or perhaps some kind of den for teenagers or adults alike! The walls are very thick and the barn has a stone floor, timber door and deep-set window space.

Washing Green Communal Garden
From your private garden, a timber gate leads up and into this charming lawned communal garden. We understand that this was the former 'washing green' where all locals would dry their garments and come together to chat about the day. It is shared with a small number of other local cottages and all residents take great pride in this space. There is a seating and outdoor dining area and the garden is bounded by a well cared-for range of colourful flowering shrubs and bushes.

With your courtyard garden and the Washing Green garden, you can therefore choose when to be private and when to enjoy the company of others.

N.B. New EPC pending











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