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St Helens House Farm, St Helen's Lane  
Wirksworth, Derby  
Offers over: £695,000



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**BEAUTIFUL EXTENDED COTTAGE WITH STUNNING VIEWS - SET IN AROUND TWO ACRE PLOT** - An incredibly rare opportunity to acquire a stunning three double-bedroom, stone-built cottage full of style and character, which has undergone a sympathetic programme of extension and improvement. The property also benefits from a range of energy-efficient enhancements, contributing to its impressive A-rated energy performance certificate.

The property features stylish double-glazed sash windows, solar panels, an air source heat pump, and excellent levels of insulation. In brief, the accommodation comprises: entrance porch, welcoming hallway, laundry/utility room, downstairs wc, and a beautiful sitting room with feature fireplace. The stunning contemporary kitchen offers open-plan access through to a light-filled terrace room with bi-fold doors opening onto the rear garden.

To the first floor are three well-proportioned double bedrooms and a stylish shower room. The superb master bedroom suite spans the full width of the front of the property and includes a beautifully appointed dressing area and en-suite facilities.

Externally, the property is approached via a driveway leading to a stone-built garage. The gardens include a delightful south-facing Mediterranean-style terrace and a secluded 'secret' garden with fruit trees. In addition, the property sits within grounds of approximately two acres, including a paddock to the side and rear.





## The Detail

This beautiful Derbyshire stone cottage combines traditional craftsmanship with contemporary sustainable technology. Rebuilt, remodelled and extended throughout - while retaining its original 48 cm-thick stone walls - the property has been carefully upgraded to improve both energy efficiency and long-term durability.

Heating and hot water are provided by an air source heat pump, supported by eight photovoltaic panels on the refurbished rear roof, generating 3.6 kW of solar energy and contributing towards electricity use and export tariffs. The ground floor benefits from zoned wet underfloor heating with independent digital controls, while the master bedroom suite also features dedicated underfloor heating.

Extensive conservation work has been carried out internally and externally using traditional lime mortar and render in combination with stone masonry and dense woodfibre insulation. This breathable construction approach helps preserve the integrity and character of the original building fabric while supporting modern sustainable living.

The property is entered into a substantial porch with charming stained-glass double doors creates an ideal boot room. The ground floor is finished throughout with parquet-style flooring in contrasting oak tones. The hallway leads to a superbly fitted utility/laundry room with floor-to-ceiling handleless cabinetry, extensive storage, laundry chute, stainless steel sink, and space for appliances including a large fridge/freezer and tumble dryer. There is also a stylish downstairs cloakroom.

Two steps rise to the contemporary kitchen, beautifully fitted with white handleless units, quartz worktops and a central peninsula. Integrated appliances include NEFF ovens and induction hob, Miele fridge/freezer and dishwasher, plus a separate wine cooler. Clever storage solutions and a hidden larder complete this light-filled space overlooking the terrace, gardens and fields beyond.

Open to the kitchen is the impressive terrace room extension, featuring three sets of bi-fold doors and two electrically operated rooflights, flooding the space with natural light and creating a seamless connection to the outdoors. There is ample room for dining and seating areas, while a large opening leads into the generous sitting room with integrated bookshelves, a striking Derbyshire fossil and Hopton Wood stone fireplace surround, and a Clearview stove.

Upstairs, the first floor landing leads to three generous double bedrooms and a stylish shower room. The stunning master bedroom suite, spans the front of the house and benefits from underfloor heating, Velux windows, sash windows with window seats, dressing space and a spacious en-suite bathroom. Two further double bedrooms enjoy lovely garden and countryside views, served by a the stylish shower room.

Outside, the property offers ample parking leading to a stone built garage, landscaped gardens, a south-facing Mediterranean-style terrace, and a secluded 'secret' garden with fruit trees. In addition, there is a one-acre paddock planted with mature and newly established trees, all enjoying beautiful rural surroundings and views towards Black Rocks.

The property also has a range of outbuildings including the stone built garage with adjoining old stable with a first floor hayloft offering exciting potential.





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## The Location

Wirksworth – recently named by The Sunday Times as the best place to live in Derbyshire – is one of the county’s oldest towns and a popular base for exploring the Peak District. The historic country houses of Chatsworth House, Haddon Hall, Hardwick Hall, Bolsover Castle, Kedleston Hall and Tissington are all within easy reach, while the opportunities for outdoor pursuits in the Peak District National Park and nearby Carsington Water are extensive.

Located approximately 14 miles from Derby, 23 miles from Nottingham and 27 miles from Sheffield, Wirksworth has become increasingly popular with commuters, while retaining its strong sense of community and lived-in character. The town offers a good selection of independent shops, cafés, restaurants and notable pubs, as well as the independent Northern Light Cinema.

Wirksworth also has a thriving arts scene, centred around the renowned Wirksworth Festival, which takes place over two weeks each September. A market is held every Tuesday, alongside a farmers’ market on the first Saturday of every month.

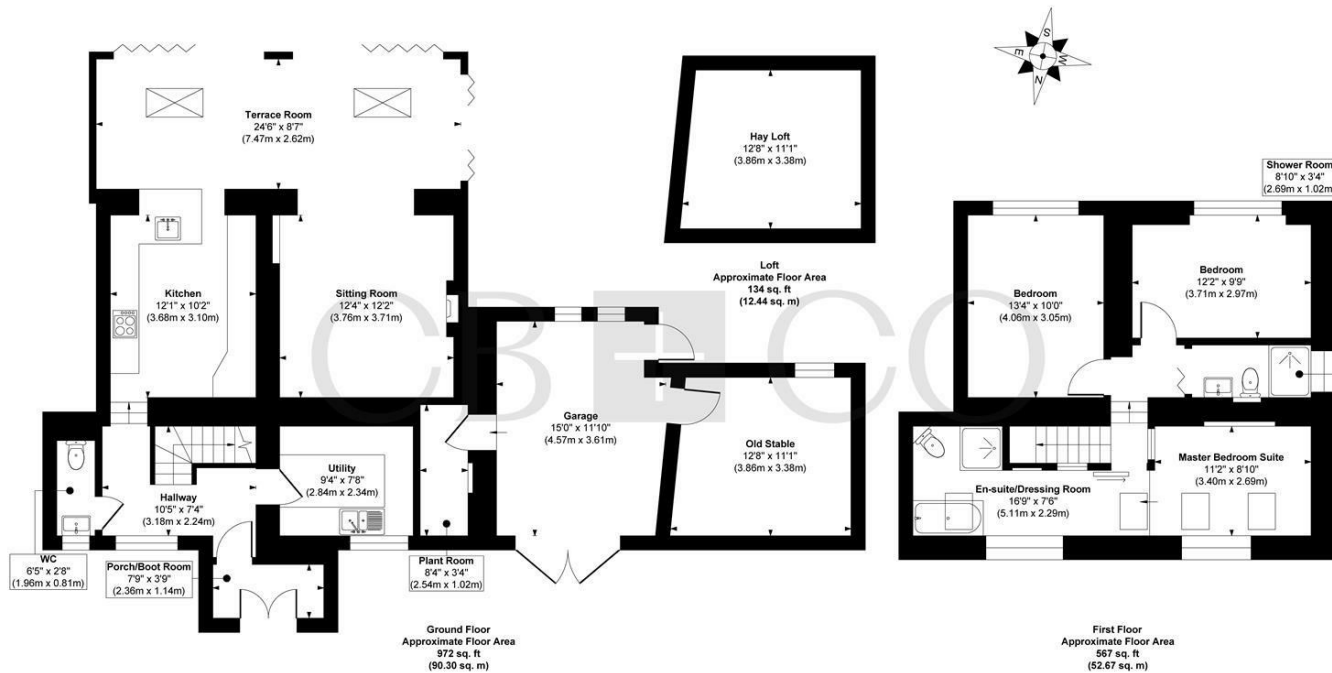
St Helen’s House Farm is situated around a 10-minute walk from the centre of Wirksworth.







**St.Helens House Farm, St.Helens Lane, Wirksworth, Derbyshire**



**Approx. Gross Internal Floor Area 1673 sq. ft / 155.41 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Beautifully Extended Three Double Bedroom Detached Cottage set in Around Two Acre Plot
- Completely Re-Built & Re-Modelled to a High Standard to Create a Character Home with Contemporary Style
- Coveted Location on the Edge of Wirksworth - Walking Distance to Town Centre
- A-Rated Energy Efficiency - Features Air Source Heat Pump, Underfloor Heating & Solar Panels
- Entrance Hallway, WC, Sitting Room & Stunning Terrace Room with Bi-Folding Doors
- Stunning Contemporary Kitchen with High Quality Appliances & Separate Utility Room
- Three Double Bedrooms, Shower Room - Master Suite with En-Suite & Dressing Area
- Driveway, Garage & Outbuildings with Exciting Potential
- Overall Plot of Around Two Acres including Beautiful Landscaped Gardens & Paddock
- Idyllic Position with Stunning Views Towards Black Rocks & Bolehill

*Size*

Approx 1200.00 sq ft

*Energy Performance Certificate (EPC)*

Rating A

*Council Tax Band*

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# CURRAN BIRDS + CO

*Let's Talk*

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