



1 Nan Gells Hill, Bolehill - DE4 4GN
£375,000



1 NAN GELLS HILL

Bolehill, Matlock

Grants of Derbyshire are delighted to present **for sale** this beautifully refurbished three-bedroom detached cottage, located in the sought-after area of Bolehill, just a short distance from Wirksworth. Finished to a high standard throughout, the property offers stylish, well-considered accommodation arranged over two floors. The ground floor features an impressive open-plan dining kitchen, a downstairs WC, utility room and an inviting living room. To the first floor there are three bedrooms together with a contemporary family bathroom. Externally, the cottage enjoys a charming front garden with a paved seating area perfectly placed to take in the far-reaching countryside views. Additionally, driveway provides off-road parking and there is the added benefit of a garage for storage. Offered with **no upward chain**. Viewing is highly recommended. Virtual tour available.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- No Upward Chain
- Recently refurbished throughout
- Three Bedroom Detached
- Sought After Location
- Off Street Parking & Garage
- Viewing Highly Recommended
- EPC has been ordered





Ground Floor

The property is accessed via the foregarden where the pathway leads up to the front door, which opens directly into the kitchen.

Kitchen Area

13' 5" x 9' 1" (4.08m x 2.77m)

Fitted with a contemporary range of base units topped with a stylish work surface and an inset sink featuring a gold mixer tap. Integrated appliances include an induction hob with oven and extractor hood above. There is space for an under-counter fridge, and the extended worktop provides an ideal spot for barstools. A skylight brings ample of natural light into the space, creating a bright and welcoming atmosphere.

Dining Area

8' 1" x 19' 9" (2.46m x 6.02m)

Open to the kitchen is the dining area, featuring quality tiled flooring and generous space for a large dining table and chairs.

Utility Room

10' 6" x 3' 11" (3.20m x 1.19m)

Located just off the dining area is this well-equipped utility room, fitted with a stainless steel sink with mixer tap and providing space for both a washing machine and dryer.

Sitting Room

8' 6" x 13' 2" (2.59m x 4.01m)

A well-proportioned living room featuring carpeted flooring and a front-aspect window overlooking the garden.

Downstairs WC

6' 7" x 3' 11" (2.01m x 1.19m)

Fitted with a two-piece suite comprising a low flush WC and a white vanity unit with inset sink and gold mixer tap.

First Floor

Stairs from the hallway rise to the first floor landing.



Bedroom One

8' 5" x 13' 1" (2.57m x 4.00m)

A generous double bedroom with a front-aspect window providing superb, far-reaching views down towards Wirksworth and the surrounding countryside.

Bedroom Two

9' 3" x 10' 2" (2.83m x 3.09m)

Another double bedroom with a front-aspect window providing the same stunning views. Additionally, there's a decorative fire surround that offers a pleasant focal point.

Bedroom Three

8' 6" x 9' 1" (2.58m x 2.77m)

This versatile room would make an ideal third bedroom or home office, with a skylight window offering natural light into the space.

Family Bathroom

11' 10" x 5' 8" (3.60m x 1.73m)

A modern bathroom fitted with a three-piece suite comprising a low-flush WC, white pedestal wash hand basin with chrome mixer tap, together with a panelled bath featuring a shower screen and mains shower over. There's also an obscured-glass window to the side aspect along with a chrome ladder-style radiator.

Outside

Externally, the cottage enjoys a charming front garden with a paved seating area perfectly placed to take in the far-reaching countryside views. Additionally, driveway provides off-road parking and there is the added benefit of a garage for storage.

Directional Notes

The approach from our office in Wirksworth Market Place is to proceed along Harrison Drive in the direction of Cromford. Towards the top of Steeple Grange turn right at the war memorial onto New Road. Continue up New Rd where the subject property will be found on the left hand side just before the "T" junction as identified by our For Sale sign.





Floor 0

Approximate total area⁽¹⁾

78.4 m²

844 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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