



17 St. John Street, Wirksworth - DE4 4DR



17 ST. JOHN STREET

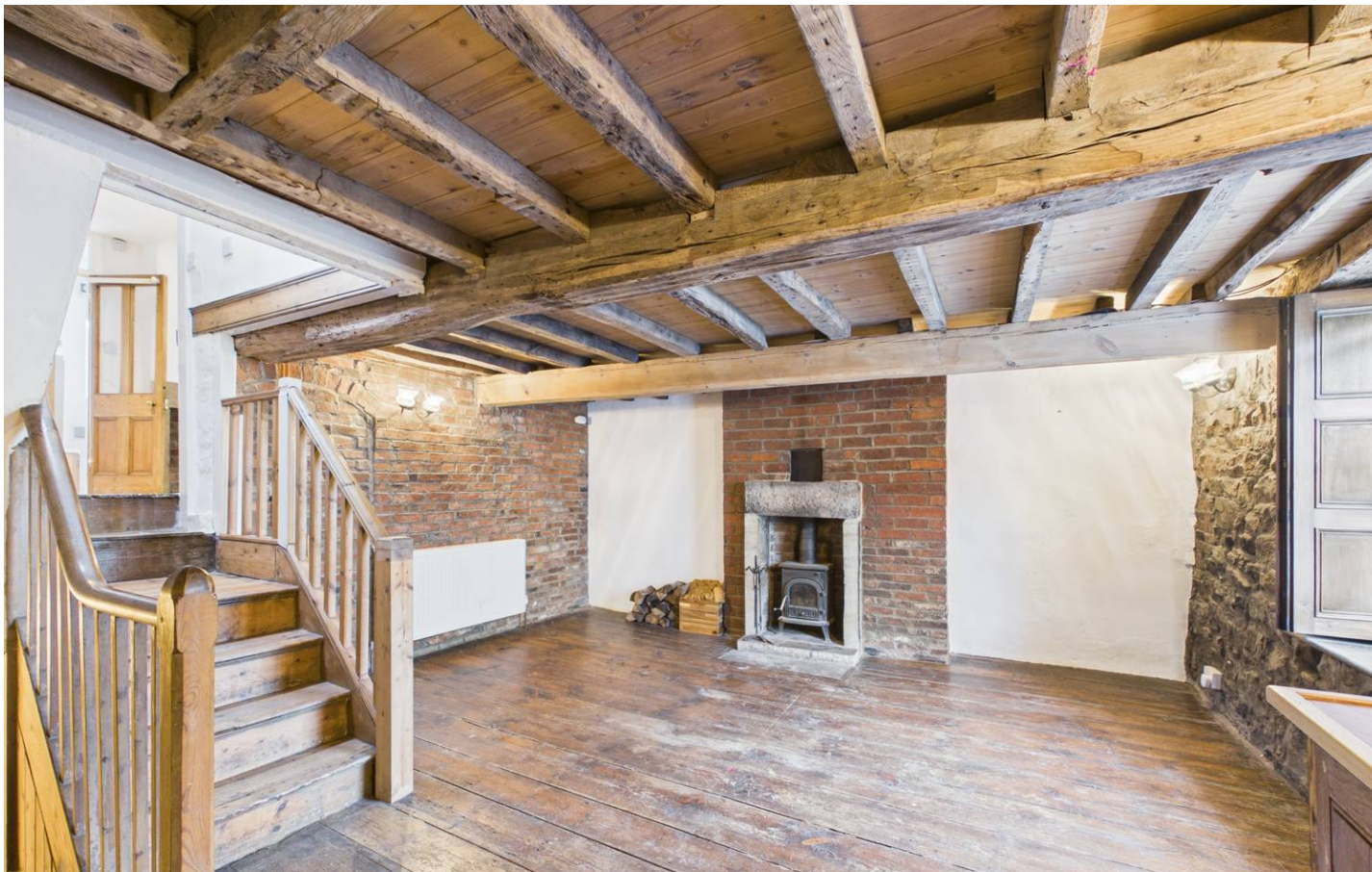
Wirksworth, Matlock

Grants of Derbyshire are delighted to offer **For Sale** this **Grade II Listed** three-storey, one-bedroom townhouse above a versatile retail premises. Situated in the heart of Wirksworth, it enjoys an exceptionally prominent position, ideal for a wide range of businesses attracting local trade, secondary school footfall and visiting tourists. The ground floor provides a well-proportioned shop and retail area together with a utility space and WC. The upper accommodation offers generous living space including a large living room, dining kitchen, two bathrooms, a spacious double bedroom and an additional loft room. Outside, there is an enclosed courtyard garden, providing a useful seating area for warm-weather dining. The property requires a scheme of modernisation but presents excellent potential. Viewing highly recommended. Virtual tour available.

Council Tax band: A

Tenure: Freehold





Ground Floor

Entered via the hardwood front door which leads directly into the:

Commercial Premises Front

14' 9" x 15' 2" (4.50m x 4.62m)

With a front-aspect window and a built-in cupboard below housing the gas and electric meters, this room features a ceiling beam and original flagstone flooring. A door leads to the staircase rising to the first floor, while an opening at the rear provides access to the adjoining space.

Commercial Premises Rear

9' 9" x 12' 8" (2.97m x 3.85m)

With two large side-aspect windows and exposed floorboards, this room offers a characterful feel. A door to the rear opens to the store room.

Utility

4' 6" x 9' 5" (1.37m x 2.88m)

An ideal utility with plumbing for a washing machine and space for storage, with a door to the rear opening into the

WC

4' 7" x 3' 3" (1.39m x 0.99m)

Fitted with a low-flush WC and a wall-mounted wash hand basin, with a side-aspect window.

First Floor

Stairs from the retail area rise to the first floor.

Sitting Room

15' 8" x 9' 7" (4.77m x 2.93m)

With a front-aspect sash window complete with shutters, this characterful room features a beamed ceiling and exposed brick and stone walls. A feature fireplace with a stone lintel houses an inset multi-fuel stove, complemented by stripped floorboards.

Dining Kitchen

9' 8" x 12' 10" (2.94m x 3.92m)

Fitted with a range of wall and floor-mounted kitchen units, together with a work surface incorporating an inset stainless-steel sink and drainer, tiled splashback, built-in gas hob and electric oven. A spiral staircase leads up to the loft room, and a door to the rear opens into the bathroom.



Bathroom

4' 9" x 8' 4" (1.44m x 2.53m)

Fitted with a panelled bath with shower over and a pedestal wash hand basin. The room features a large rear-aspect window and a door that opens to the

WC

4' 6" x 4' 3" (1.36m x 1.30m)

Fitted with a low flush WC, wall hung wash hand basin with mixer tap and a side aspect window.

Staircase One

Stairs rise from the living room to bedroom one.

Bedroom One

15' 5" x 15' 9" (4.69m x 4.81m)

A generous double bedroom featuring a front-aspect window with shutters, stripped floorboards and a decorative fireplace that adds warmth and character.

Spiral Staircase

The spiral staircase from the dining kitchen rises to the loft room.

Loft Room

10' 10" x 13' 0" (3.29m x 3.95m)

With a front-aspect window fitted with shutters, stripped floorboards and a door to the rear leading through to the bathroom.

Bathroom

4' 8" x 9' 11" (1.41m x 3.01m)

Fitted with a three-piece suite comprising a low-flush WC, white pedestal wash hand basin and a panelled bath with a fitted shower screen.

Outside

A small rear yard provides useful storage space and is ideal for outdoor dining.

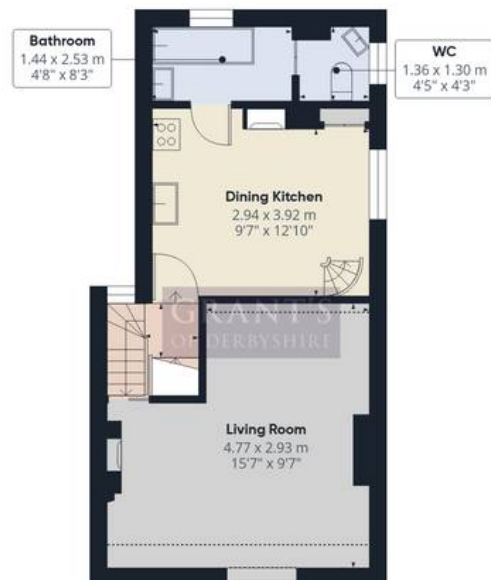




Floor 0



Floor 1



Floor 2



Floor 3

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Approximate total area⁽¹⁾

111.5 m²

1199 ft²

Reduced headroom

3.5 m²

38 ft²

(1) Excluding balconies and terraces

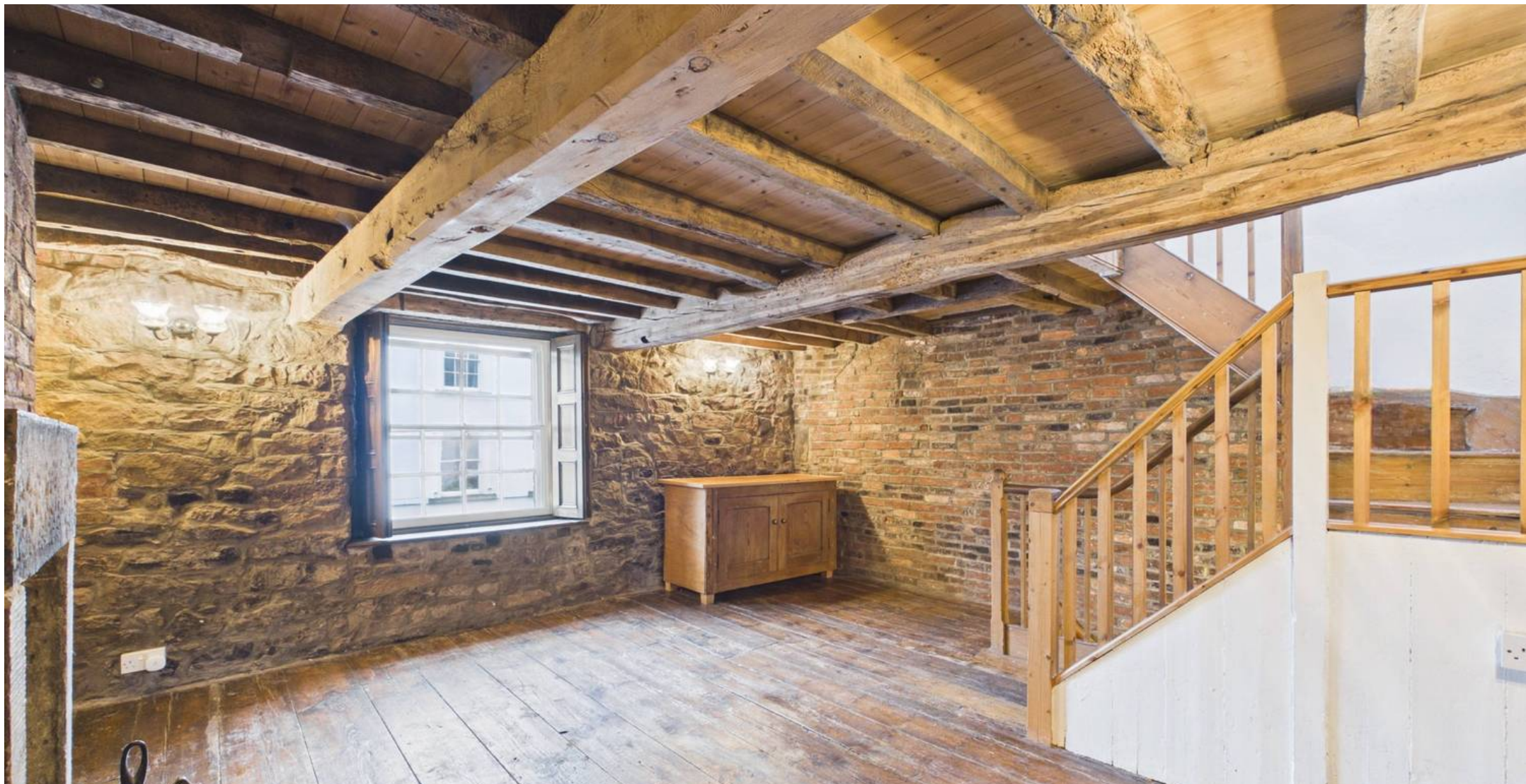
Reduced headroom

..... Below 1.5 m/5 ft

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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