BRICKS + MORTAR



Gilkin View, Cromford Road
Wirksworth, DE4 4FR

With wonderful views across to The Gilkin and up to Bolehill, this home has a lovely natural feel throughout. Located on the edge of open countryside and a 10 minute walk to the town centre and schools, the home includes a parking space and quality Smeg range cooker.

On the ground floor, the entrance hallway leads into the dining room and on through to the sitting room, kitchen, utility room and bathroom. There are three bedrooms on the first floor. To the front is a pretty and open garden with those magnificent views, a lawn, dining patio and shed. At the rear is a parking space beside the rear door.

This home is within a ten minute walk of the town centre. The town's schools are all within walking distance too. Wirksworth is rightly known as The Gem of the Peak and in 2025 was named by The Sunday Times as the best place to live in Derbyshire. In addition to the highly-regarded schools, the town centre includes a leisure centre, medical centre, the Ecclesbourne Valley steam railway, Northern Light cinema and a wealth of thriving independent retailers, eateries and pubs.

The High Peak Trail traverses the northern edge of the town and Carsington Water, Chatsworth House, the Peak District, Matlock, Bakewell and Buxton are all within a short drive. Buses go direct to Sheffield, Chesterfield, Matlock, Belper and Derby whilst Cromford train station (under a 10 minute drive away) has direct trains to Matlock, Derby, Nottingham, Lincoln and even the seaside at Cleethorpes!

- Panoramic countryside views to The Gilkin and Bolehill
- Beautiful home with period features
- Private parking space for one vehicle
- Set well back from the nearby road
- Smeg range cooker
- Council Tax band C
- Walking distance to schools and town centre
- Open-plan living
- Natural feel throughout
- Close to countryside walks

£320,000

Gilkin View, Cromford Road, Wirksworth, DE4 4FR

Front of the home

A path off Cromford Road leads past the rear of the home and parking space on through to the front garden. The path on the right leads to the front door. To the left are two large raised flower and herb beds, followed by a rectangular lawn. Towards the bottom of the garden is a paved patio and space for a shed beside a low dry stone wall. A tall privet hedge forms the right-hand boundary.

The garden looks straight out over open countryside towards The Gilkin and Bolehill; it is a wonderful, peaceful place to sit and relax.

Entrance Hallway

Enter the home through the composite front door with decorative vertical glazed panels. The entrance hall has a contemporary porcelain tiled floor, a decorative arch with light fitting, ceiling coving, a radiator and high skirting boards. Wooden stairs rise to the first floor, and a stripped pine door leads into the open-plan sitting and dining room.

Sitting Room

13'3" x 12'1" (4.05 x 3.7)

A cast-iron multi-fuel burner sits in a fireplace with a stone hearth and brick surround. The tall window frames views straight across to open countryside and woodland, with Bolehill to the north and The Gilkin directly opposite to the east.

There are alcoves with fitted shelving on either side of the fireplace. Pine floorboards, skirting boards, ceiling coving and a radiator complete the room, which has plenty of space for different furniture layouts.

Dining Room

13'11" x 12'9" (4.25 x 3.9)

Pine floorboards continue through the open doorway from the sitting room. The large original fireplace has a stone hearth, brick surround and stone plinth above. To the left of the fireplace, wooden doors open to a double full-height cupboard with shelving.

The room has a radiator, a substantial ceiling light fitting, large west-facing window and doors to the pantry cupboard and kitchen. There is plenty of room for a six- to eight-seater dining table and additional furniture.

Kitchen

9'4" x 8'4" (2.85 x 2.55)

The kitchen has solid wood worktops and base cabinets. A large ceramic Belfast sink with a drainer and chrome mixer tap sits beneath the window, with space and plumbing for a dishwasher below.

Opposite, the L-shaped worktop has a mosaic tiled splashback and a large Smeg range cooker with a five-ring gas hob and ovens below. There is space for a refrigerator. The kitchen has a tiled floor, a ceiling light fitting and an open doorway to the utility room.

Utility Room

8'4" x 2'9" (2.55 x 0.85)

A half-glazed composite door opens to the rear parking space. The utility room has a tiled floor, space and plumbing for a washing machine with the boiler above, and a ceiling light fitting. A pine door leads to the bathroom.

Bathroom

8'2" x 5'6" (2.5 x 1.7)

The bathroom has emerald tiled walls and a jellybean-shaped bath with chrome taps, a pivoting glass screen and mains-fed shower above. The vanity unit has cupboards, a wide shelf and a ceramic basin with taps and capsule WC.

There is a wide frosted double-glazed window, a tall slate-grey heated towel rail, wood-effect vinyl flooring, an extractor fan and recessed spotlights.







Stairs to first floor landing
The white-painted wooden stairs have a handrail on the left and curve up to the galleried first-floor landing, where there is a tall stained-glass window.

The L-shaped landing has wooden floorboards, a ceiling light fitting and space for a bookcase. Doors lead to the three bedrooms and a storage cupboard on the right.

Bedroom One
12'9" x 11'1" (3.9 x 3.4)
At the rear of the home, this double bedroom has views of trees and neighbouring houses, wooden floorboards, a radiator and a ceiling light fitting.

Bedroom Two
11'11" x 9'6" (3.65 x 2.9)
A spacious, carpeted double bedroom with countryside views, a radiator and a ceiling light fitting.

Bedroom Three
12'0" x 8'0" (3.67 x 2.45)
At the front of the house, this bedroom has far-reaching elevated views, wooden floorboards, a radiator and a ceiling light fitting.

Rear Driveway
At the rear of the home is a private driveway with space for one vehicle to park.

N.B. New EPC pending





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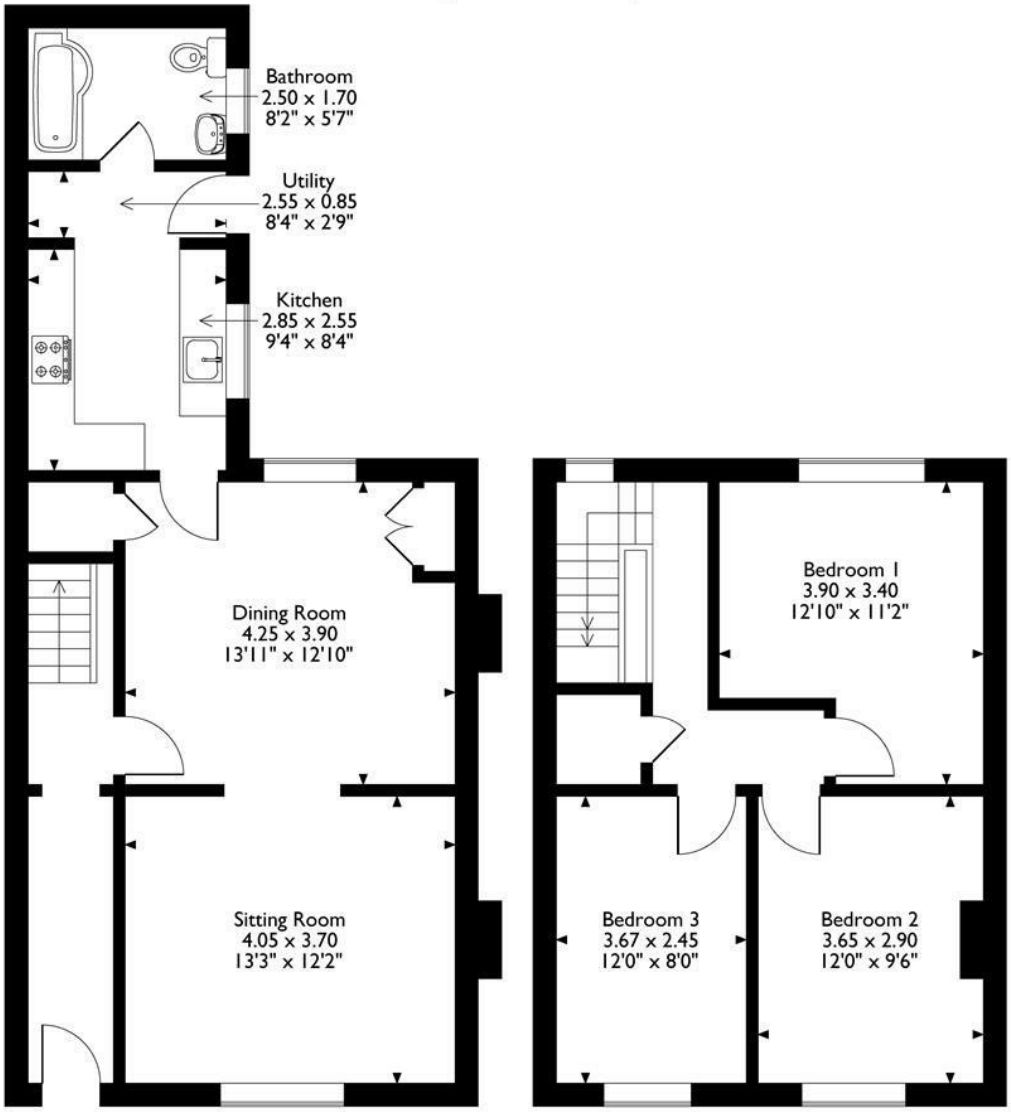
Approximate Gross Internal Area
100 Sq M / 1076 Sq Ft



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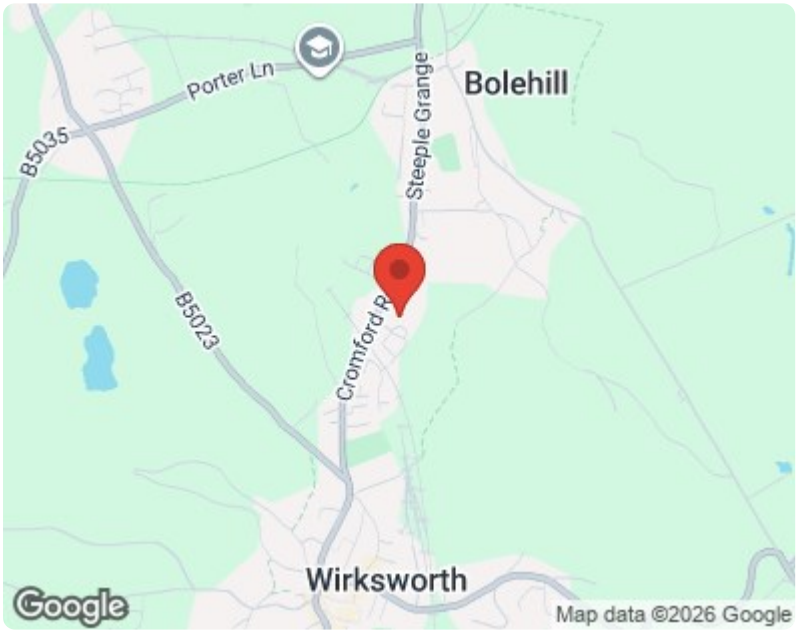

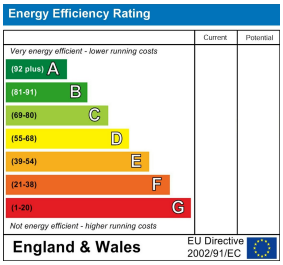

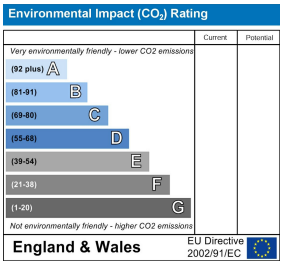

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 ✚ 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315