



16 St. Marys Gate, Wirksworth - DE4 4DQ
£125,000



16 ST. MARYS GATE

Wirksworth, Matlock

For sale in our National Property Auction on Wednesday 29th July/Thursday 30th July 2026 (To Be Confirmed). The auction will be conducted behind closed doors and live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 09:00am.

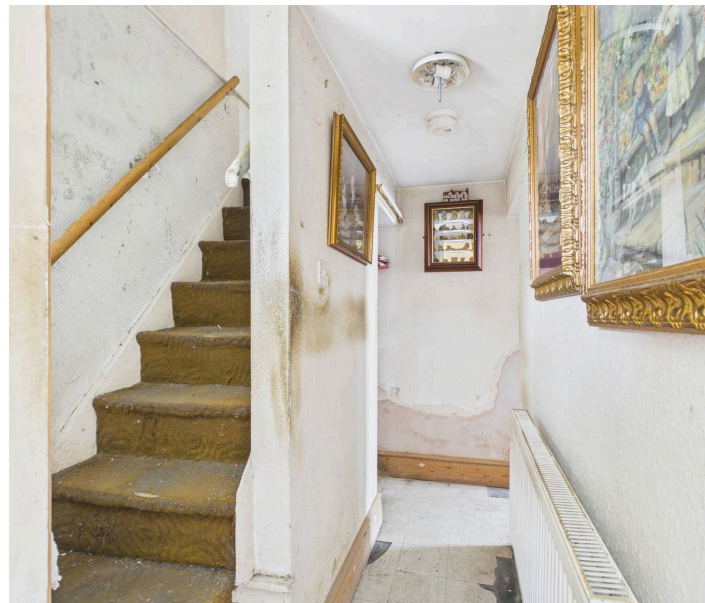
This character cottage is located in the heart of Wirksworth and requires a full programme of refurbishment throughout. The accommodation briefly comprises; Living Room, Kitchen, Bathroom and Two double bedrooms set over three floors. Outside there is a good sized courtyard area. Viewing Highly Recommended, Virtual Tour Available.

Council Tax band: A

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Character Cottage Offering Huge Potential
- Located in the centre of Wirksworth
- Front Courtyard
- Two Double Bedrooms
- Auction Date Is Wednesday 29th July - Thursday 30th July 2026 (Date To Be Confirmed)
- Investment Opportunity
- No upward chain
- Requires Full Programme of Refurbishment





Ground Floor

A partially glazed wooden door to the front of the property opens into the sitting room.

Sitting Room

12' 8" x 10' 4" (3.85m x 3.16m)

With front aspect, double glazed sash window and a stone built fireplace with shelving to the side and coal-effect gas fire inset (not in use). A part glazed door leads through to the

Hallway

There is a useful understairs cupboard which provides good household storage. At the end of the hallway access can be gained to the kitchen or to the stairs, which lead to the first floor.

Kitchen

8' 7" x 8' 4" (2.61m x 2.54m)

There is an external door to the side of the property which enters into the kitchen, this could be used as the main entrance. There is a large UPVC double glazed window with obscured glass to the rear aspect. The kitchen has a range of wall, base and drawer units with space and plumbing for a washing machine. There are laminate worktops with a ceramic tiled splashback above and an inset stainless steel sink with chrome mixer tap. Gas connection for a cooker.

First Floor

The staircase rises to the first floor where we find a good sized landing and an obscured glass UPVC double glazed window to the rear aspect providing a good level of natural light.

Bedroom One

10' 10" x 10' 4" (3.31m x 3.14m)

A good sized double bedroom with built in wardrobes and storage cupboards which provide ample storage options. There is a multi-paned window to the front aspect.

Bathroom

8' 3" x 8' 2" (2.52m x 2.49m)

With a low flush WC, ceramic pedestal basin, wooden panelled bath with electric shower over and glass shower screen. The walls are clad with decorative ceramic tiles and there is an obscured glass UPVC double glazed window to the rear aspect.



Second Floor

Ground Floor

A partially glazed wooden door to the front of the property opens into the sitting room.

Sitting Room

12' 8" x 10' 4" (3.85m x 3.16m)

With front aspect, double glazed sash window and a stone built fireplace with shelving to the side and coal-effect gas fire inset (not in use). A part glazed door leads through to the

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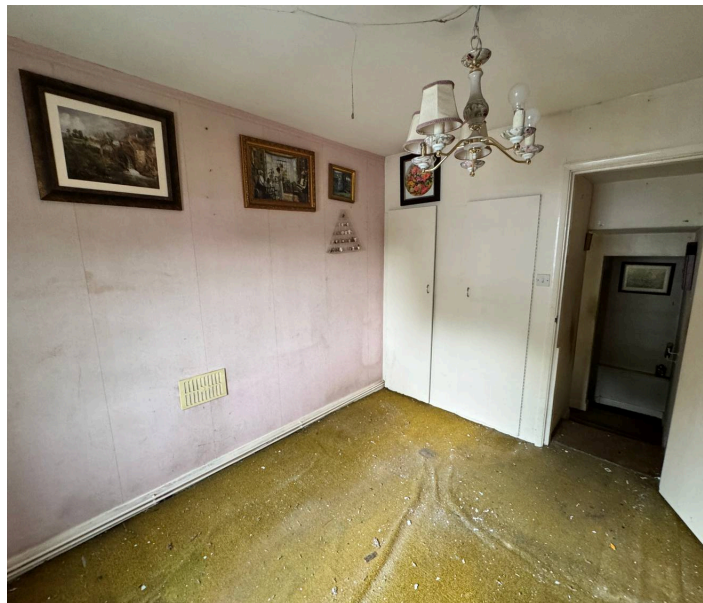
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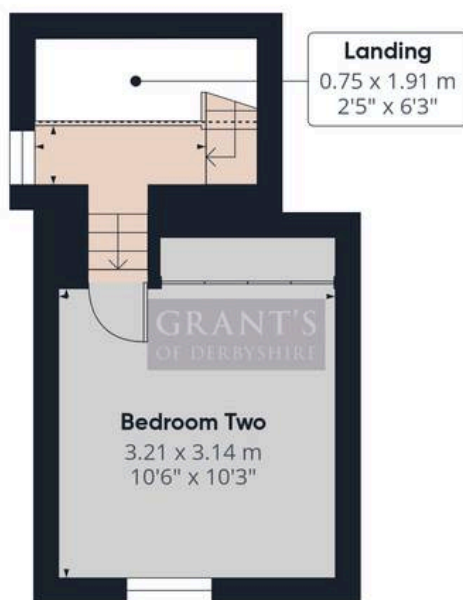
YARD

To the front of the property there is a good sized, paved courtyard area that is partially enclosed by stone built walls. Access to the property is via the wrought iron gate passing through the garden of the adjacent property.





Floor 1



Floor 2



Approximate total area⁽¹⁾

55.8 m²
603 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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