



16 Chapel Lane, Wirksworth - DE4 4FF

£170,000



16 CHAPEL LANE

Wirksworth, Matlock

Situated on a quiet lane whilst still being in the very heart of the historic town of Wirksworth is this charming two bedroom cottage. The home features exposed wooden beams throughout, offering plenty of character. On the ground floor is a dining kitchen and cosy sitting room with an open fire. Upstairs, there is a double bedroom, a second single bedroom that also works well as a home office and a bathroom. To the rear, a spacious shared garden provides an ideal seating area for outdoor dining, along with a useful outbuilding for additional storage. The property enjoys excellent far reaching views and benefits from gas central heating and an air-source heat pump, which was installed in 2025. There is potential to gain additional space by converting the loft into a second spacious double bedroom, subject to planning permission. Offered with no upward chain. Viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two bedroom Cottage
- Shared Rear Garden
- Central Location
- Renovation opportunity
- No Upward Chain
- Energy rating D





Ground floor

To the front of the property is the entrance door opening into the **Dining Kitchen**

8' 11" x 12' 4" (2.71m x 3.77m)

With ceramic tiled flooring, this kitchen features a range of base units, a gas cooker, and space for an under-counter fridge and washing machine. The stainless-steel sink sits beneath a multi-paned front window. There is a wooden staircase that leads up to the first floor and a wooden door to the rear opening into the

Sitting room

10' 10" x 12' 6" (3.31m x 3.81m)

This warm and welcoming sitting room features exposed wooden beams to the ceiling and a stone open fireplace that creates a pleasant focal point. French doors at the rear offer far-reaching views and open directly onto the shared garden.

First Floor

Stairs from the kitchen rise to the first floor landing.

Bedroom One

7' 9" x 11' 3" (2.35m x 3.42m)

A double bedroom with fantastic far reaching views through the rear aspect window.

Bedroom Two

8' 10" x 6' 11" (2.68m x 2.11m)

This would make an ideal single bedroom, or a great home office. With a window to the front aspect allowing plenty of natural light.

Bathroom

6' 2" x 5' 1" (1.87m x 1.56m)

With a small window to the front aspect, this bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with mains shower over.



Outside

Immediately to the rear of the home is a good sized shared garden which is mostly lawned, used by six other properties for sitting out and clothes drying. To the side of the garden are three external stores, with one allocated to this property.

Directional Notes

From our office in Wirksworth, proceed along Harrison Drive in the direction of Cromford. Shortly after passing passing the Co-op on the left hand side, turn right onto North End and then immediately right onto Chapel Lane where the property will be found on the left hand side. We recommend parking on North End or Harrison Drive and walking across to the property.





GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

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