



50 Greenhill, Wirksworth - DE4 4EN
£350,000



50 GREENHILL

Wirksworth, Matlock

Located in the heart of the historic Puzzle Gardens, just off the centre of Wirksworth, this extremely well presented two-bedroom home has been extended and refurbished to a high standard by the current owners. The property offers stylish open-plan living with a good sized lounge/dining/kitchen area, plus a handy ground floor utility/cloakroom. Upstairs are two generous double bedrooms, each with its own ensuite shower room. Outside, the tiered garden is a standout feature – beautifully landscaped with mature trees and plants, winding pathways leading to a summer house/workshop at the far end. A spacious patio area near the house offers the ideal spot for entertaining, al fresco dining or simply relaxing while taking in the stunning panoramic views over the town and the surrounding countryside. A truly unique home in a sought-after location. Early viewing highly recommended.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Outstanding Views
- Beautiful Gardens
- Stunning Two Bed Property
- Energy Rating D
- Sought After Location
- VT Available
- Viewing Highly Recommended
- Close to Wirksworth Town Centre





Location

Occupying a picturesque setting, this charming cottage offers the perfect balance of countryside tranquillity and convenient town living. Just a short stroll from the vibrant heart of Wirksworth, you'll find a wealth of amenities including independent shops, supermarkets, cafes, pubs, restaurants, a cinema, leisure centre, library, and essential services such as a medical centre, dentists, and schools. The town also hosts a weekly market and a popular monthly farmers' market. Set amidst the stunning Derbyshire countryside, this location is a haven for nature lovers, with scenic walks beginning right from the doorstep. Explore the nearby Stoney Wood, visit the Star Disc — a contemporary stone circle — or join the High Peak Trail for miles of picturesque rolling landscapes Carsington Water, just a few minutes' drive away, offers water sports, wildlife watching, and peaceful walking routes. Excellent road links place the larger towns of Ashbourne, Belper and Matlock within easy reach, while Derby, Nottingham, and Sheffield are all under an hour's drive away, making this an ideal base for commuting or leisure.

Ground Floor

To the front of the home is the main entrance door with glazed panels which opens into the

Sitting Room

Dimensions: 6.28m x 3.97m (20'7" x 13'0"). The lounge area boasts stylish tiled flooring that continues throughout the ground floor. An exposed ceiling beam adds character, while inset spotlights and a front-facing window provide plenty of light. A beautiful stone fireplace with raised hearth and a multi-fuel stove offers a warm and welcoming focal point. Through a wide opening is the



Dining Kitchen

Dimensions: 3.65m x 2.83m (11'11" x 9'3"). This well appointed kitchen features a range of wall and base units complemented by granite work surfaces and matching upstands. A central feature is the AGA with electric ovens and a gas hob with an extractor hood overhead. A double bowl Belfast sink with a swan neck mixer tap is perfectly positioned beneath a front-aspect window, framing outstanding views. The kitchen also offers space for a large freestanding fridge freezer and has plumbing in place for a dishwasher. There is ample room for a dining table and chairs, creating an ideal setting for everyday family life or entertaining. The space also has the benefit of underfloor heating and is lit by inset spotlights. To the side aspect is a door opening to the exterior. A further door opens to the

Utility/Cloakroom

Dimensions: 2.42m x 1.73m (7'11" x 5'8"). A highly practical addition to the home, this space is fitted with a range of storage units, shelving, and a work surface with space and plumbing beneath for a washing machine and tumble dryer. It also features a low flush WC and a compact wash hand basin set within a vanity unit. There is ample room for coat hanging and general household storage. The Worcester combination boiler, which services the central heating system, is also housed here.

First Floor

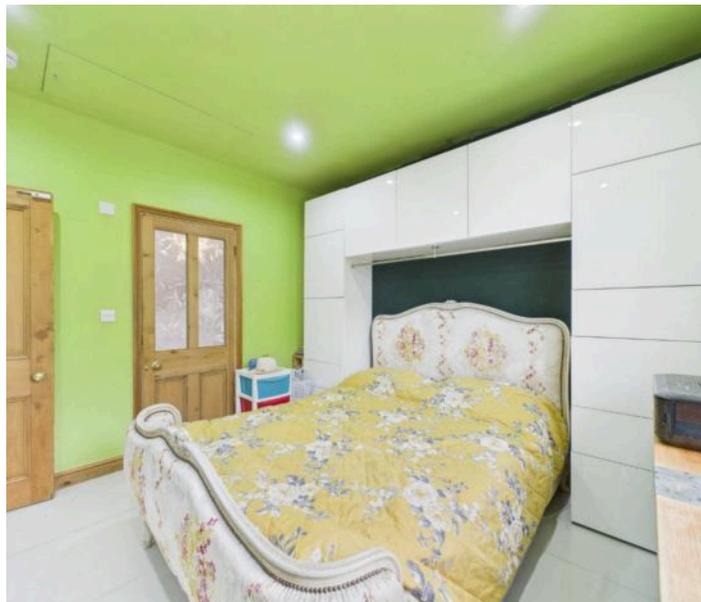
To the rear of the kitchen, a stunning window wall floods the space with natural light, creating a bright and airy atmosphere. Adjacent to this is a striking bespoke staircase, crafted from oak and metal with a contemporary glass balustrade, providing an impressive architectural feature as it rises to the

Landing

With timber-panelled doors to each side opening to the bedrooms.

Bedroom One

Dimensions: 3.43m x 3.08m (11'3" x 10'1"). This double bedroom features polished floor tiles and a comprehensive range of fitted furniture, providing generous storage and hanging space. A large front-aspect window fills the room with natural light and offers truly outstanding, far-reaching views. To the side of the room is a timber door with two opaque glazed panels and a step down into the



En Suite Wet Room

Dimensions: 1.88m x 1.70m (6'2" x 5'6"). A stylish and well-appointed en suite featuring vinyl flooring and a modern suite comprising a low flush WC and a contemporary wash hand basin with tiled splashback, set within a sleek vanity unit. A large walk-in shower with a fully tiled surround adds to the sense of luxury. An opaque glass window to the side aspect provides natural light while maintaining privacy.

Bedroom Two

Dimensions: 3.99m x 3.29m (13'1" x 10'9"). This second spacious double bedroom also enjoys a fantastic outlook through a front-aspect window. The room is enhanced by beautiful wide pine floorboards and benefits from fitted wardrobes with sliding doors, offering generous storage and hanging space. To the rear of the room are two steps up to a part glazed door which opens onto Hardy's Hill, a pedestrian lane behind the property in the heart of the Puzzle Gardens. Within the room is a ledge and brace door accessing the

En Suite Shower Room

Dimensions: 1.45m x 0.99m (4'9" x 3'2"). This fully tiled room is fitted with a low flush WC, wall hing wash hand basin and a thermostatic shower.

Outside

Immediately beside the home is a delightful seating area, enclosed by a glass balustrade with a sleek metal handrail—an ideal spot to relax and enjoy the surroundings. Just across the pathway, stone steps lead down to a superb paved patio, perfect for outdoor dining or entertaining. Thanks to its elevated position, this area boasts some of the most breathtaking views to be found in Wirksworth. Further stone steps lead down to the main garden, which is simply stunning. This beautifully landscaped space features an ornamental pond, a variety of fruit trees, and an impressive array of plants and flowers that create a vibrant display of colour throughout the seasons. A winding pathway leads to a greenhouse, beyond which sits a charming summer house/workshop, benefitting from both power and light—ideal for hobbies, relaxation, or additional storage.



Parking

Please note that there is no vehicular access to the property and no allocated parking. There is, however, unrestricted on street parking just below on The Dale.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From our office on St John Street continue towards the centre of Wirksworth. After passing the old Market Place and the turning to West End on the left hand side, proceed along the parade of shops and bear round to the left onto Dale End. Bear left again up The Dale and continue for a hundred metres or so until you find a footpath on the right hand side with iron railing. Follow this footpath up and after a short distance on the left hand side, you will see the sign for numbers 49, 50 and 51. Proceed through the first gate, passing number 49 on the right hand side before reaching number 50.





Floor 0 Building 1



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Approximate total area⁽¹⁾

69.5 m²

747 ft²

Reduced headroom

0.9 m²

10 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.

GIRAFFE 360



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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