



The Old Manse Coldwell Street, Wirksworth - DE4 4FB  
£675,000



## THE OLD MANSE COLDWELL STREET

Wirksworth, Matlock

The Old Manse is a historic Grade II listed and hugely impressive property located in the very heart of the increasingly popular market town of Wirksworth. This wonderfully spacious home has been extensively modernised whilst retaining its grandeur and many original features. The accommodation, over three floors, briefly comprises large entrance hallway, three reception rooms, extremely well appointed kitchen, utility room with WC and cloakroom, seven double bedrooms and three bathrooms. There is also the benefit of a garage and useable cellars. Pleasant and far reaching views are afforded from the outside space as well as from inside the house. Viewing Highly Recommended. No Upward Chain.

Council Tax band: G

Tenure: Freehold



- No Upward Chain
- Three Reception Rooms
- Large Cellar
- Courtyard Garden with Fabulous Views and Garage
- Grade II Listed Townhouse
- Stunning Kitchen
- Viewing Highly Recommended
- Seven Bedrooms, Three Bathrooms
- EPC Exempt
- Central Location



## Location

Wirksworth is one of the oldest towns in Derbyshire and is a popular location for the exploration of the Peak District. The country houses of Chatsworth, Haddon, Hardwick, Bolsover, Kedleston and Tissington are all within easy reach and the opportunities afforded by outdoor pursuits in the Peak Park and nearby Carsington Water are endless. Approximately 14 miles from Derby, 23 from Nottingham and 27 from Sheffield, Wirksworth has become popular for commuters but remains a truly lived-in town with a real sense of community. It offers a good variety of shops, places to eat, several notable public houses and the independent Northern Light Cinema. There is a lively arts scene and this includes the well renowned Arts Festival which takes place over a fortnight in September. There is a market every Tuesday as well as a farmers market on the first Saturday of each month. The Old Manse is well placed for easy access to all local facilities, schools, medical centre and leisure centre.

## A Brief History of The Old Manse

This grand redbrick Georgian home was built as the Dower House to Wirksworth Hall. The Hall was believed to have been built in 1725 by Joseph Pickford of Derby. It was then rebuilt or at least substantially refurbished in 1779 for the marriage of Charles Hurt and Susannah, Susannah being one of the daughters of the famous father of the Industrial Revolution - Richard Arkwright. An etching on a first floor window pane of The Old Manse reads R. S. Hurt. Richard is known to have been the second son of Charles and Susannah, born in 1785, so presumably Richard occupied The Old Manse at some point in his life. Sections of the house also appear pre-Georgian. These sections are situated on Blind Lane, a lane which leads to the stunning St Mary's Church which boasts Anglo Saxon 7th Century origins whilst the majority of the building was constructed in the 13th Century. The Hall and estate were auctioned in 1919, with the Hall sadly demolished. Dr Broster, a local GP was believed to be living and practicing at The Old Manse at the time. As the name suggests, the building became the home during the late 20th Century of the Reverend to the nearby Wirksworth United Reformed Church.

## The Accommodation

The Old Manse stands proudly on Coldwell Street, Steps lead up to the central front door and the substantial marble tiled entrance hall within.

### Ground Floor

On the ground floor are three spacious reception rooms which are currently used as follows. A generous sitting room is located to the right of the hallway and this features coving, ceiling rose and original window. A formal dining room is situated opposite the sitting room, again with original features but also having a substantial marble fireplace housing an open fire. The long hallway leads to a lovely room in the oldest part of the building, complete with exposed stone to one wall and exposed ceiling timbers. This room makes the perfect office, music room or family snug. To the rear of the home is a stunning kitchen. A red, gas fired Aga sits within a fireplace with brick surround and considerable stone lintel and the room is fitted with an extensive range of high quality units and integrated appliances. Plenty of natural light floods in through the windows to the side which look out onto the garden towards the hillside beyond. Off the kitchen is a sizable utility room with guest WC and separate cloakroom and a side door opening onto Blind Lane. From the inner hallway are doors to access the outside space and the cellar. An impressive staircase leads up to the first floor.



### First Floor

Beyond the splendid galleried landing are the three generous bedrooms and two bathrooms. The fabulous master bedroom has an original fireplace and a Jack and Jill ensuite shared with a further substantial bedroom with another original grate. The third double bedroom on this floor is currently used as a dressing room, predominantly as the room is furnished with numerous built-in wardrobes. The dramatic family bathroom with a jacuzzi bath, exposed stone wall, electric heated granite tiled floor and fantastic views is most impressive. It would easily accommodate a shower cubicle if required. Adjacent to the bathroom is the boiler room, complete with two Vaillant boilers and pressurised cylinder which service the hot water and central heating system.

### Second Floor

A mid-landing and sliding door provide access to a further substantial bedroom with another bedroom/dressing room alongside. There are two further large double bedrooms off the main landing as well as a well appointed shower room. Plantation style shutters provide privacy and light to all rooms on this floor.

### Cellar

Beneath the home are large vaulted cellars and having both power and light, the space could be used for a number of purposes including a workshop.

### Garage

The double garage is accessed to the front via an electric up and over door and to the rear is a door and steps leading up to the terrace.

### Outside

The area is easily manageable but provides plenty of space for relaxing or outdoor dining. A hot tub, included in the sale, completes the al fresco entertaining possibilities. The views looking up to the hills beyond Wirksworth from the courtyard and the terrace are simply delightful.

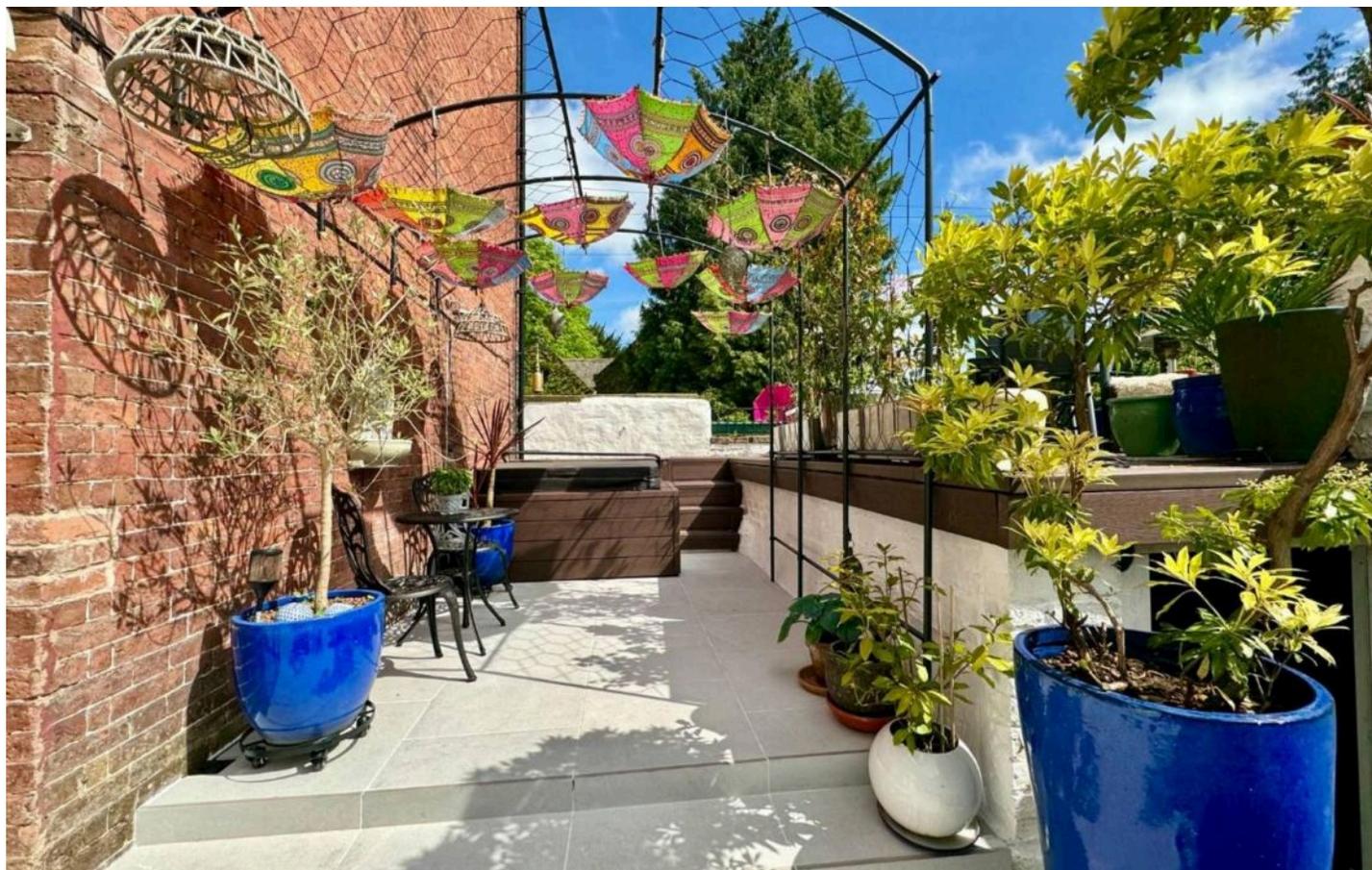


### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band G which is currently £3887 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 in Wirksworth Market Place proceed across the road in front of the Red Lion Hotel and down Coldwell Street. The Old Manse is situated on the right hand side after approximately 150 metres.





Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

363.4 m<sup>2</sup>

3911.6 ft<sup>2</sup>

Reduced headroom

8.25 m<sup>2</sup>

88.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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