



ST. HELEN'S LANE, WIRKSWORTH, MATLOCK

PRICE £950,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO ST. HELEN'S LANE

BEAUTIFUL EXTENDED COTTAGE WITH BUILDING PLOT - SET IN AROUND TWO ACRE PLOT - An incredibly rare opportunity to acquire a stunning three double-bedroom, stone-built cottage full of style and character, which has undergone a sympathetic programme of extension and improvement. The property also includes a building plot for a stunning four bedroom contemporary style barn.

The property also benefits from a range of energy-efficient enhancements, contributing to its impressive A-rated energy performance certificate. The property features stylish double-glazed sash windows, solar panels, an air source heat pump, and excellent levels of insulation.

In brief, the accommodation comprises: entrance porch, welcoming hallway, laundry/utility room, downstairs wc, and a beautiful sitting room with feature fireplace. The stunning contemporary kitchen offers open-plan access through to a light-filled terrace room with bi-fold doors opening onto the rear garden. To the first floor are three well-proportioned double bedrooms and a stylish shower room. The superb master bedroom suite spans the full width of the front of the property and includes a beautifully appointed dressing area and en-suite facilities.

Externally, the property is approached via a driveway leading to a stone-built garage. The gardens include a delightful south-facing Mediterranean-style terrace and a secluded 'secret' garden with fruit trees. In addition, the property sits within grounds of around two acres, including a paddock to the side and rear.

There is also an exciting opportunity to build a stunning four bedroom contemporary styled barn. This beautifully designed four bedroom property can be seen at: [Derbyshire Dales Planning Portal](#) – decided planning applications, reference: 24/00904/FUL.

THE DETAIL

The Detail

This beautiful Derbyshire stone cottage combines traditional craftsmanship with contemporary sustainable technology. Rebuilt, remodelled and extended throughout - while retaining its original 48 cm-thick stone walls - the property has been carefully upgraded to improve both energy efficiency and long-term durability.

Heating and hot water are provided by an air source heat pump, supported by eight photovoltaic panels on the refurbished rear roof, generating 3.6 kW of solar energy and contributing towards electricity use and export tariffs. The ground floor benefits from zoned wet underfloor heating with independent digital controls, while the master bedroom suite also features dedicated underfloor heating.

Extensive conservation work has been carried out internally and externally using traditional lime mortar and render in combination with stone masonry and dense woodfibre insulation. This breathable construction approach helps preserve the integrity and character of the original building fabric while supporting modern sustainable living.

The property is entered into a substantial porch with charming stained-glass double doors creating an ideal boot room. The ground floor is finished throughout with parquet-style flooring in contrasting oak tones. The hallway leads to a superbly fitted utility/laundry room with floor-to-ceiling handleless cabinetry, extensive storage, laundry chute, stainless steel sink, and space for appliances including a large fridge/freezer and washing machine. There is also a stylish downstairs cloakroom.

Two steps rise to the contemporary kitchen, beautifully fitted with white handleless units, quartz worktops and a central peninsula. Integrated appliances include NEFF ovens and induction hob, Miele fridge/freezer and dishwasher, plus a separate wine cooler. Clever storage solutions and a hidden larder complete this light-filled space overlooking the terrace, gardens and fields beyond.



th-West



Open to the kitchen is the impressive terrace room extension, featuring three sets of bi-fold doors and two electrically operated rooflights, flooding the space with natural light and creating a seamless connection to the outdoors. There is ample room for dining and seating areas, while a large opening leads into the generous sitting room with integrated bookshelves, a striking Derbyshire fossil and Hopton Wood stone fireplace surround, and a Clearview stove.

The property has detailed planning consent granted for the construction of a stunning four bedroom contemporary style barn. This beautifully designed four bedroom property can be seen at: Derbyshire Dales Planning Portal – decided planning applications, reference: 24/00904/FUL.

The property offers a range of outbuildings including single storey barn with cow stall, large, double height open hay barn, single storey 'potting shed', previously a cow shelter and a further single storey cow shelter. These outbuildings would be demolished to create the footprint of the new property.

Upstairs, the first floor landing leads to three generous double bedrooms and a stylish shower room. The stunning master bedroom suite offers beautiful views towards Black Rocks and spans the front of the house and benefits from underfloor heating, Velux windows, sash windows with window seats, dressing area and a spacious en-suite bathroom. Two further double bedrooms enjoy lovely garden and countryside views, served by a the stylish shower room.

Outside, the property offers ample parking leading to a stone built garage, landscaped gardens, a south-facing Mediterranean-style terrace, and a secluded 'secret' garden with fruit trees. In addition the sloping paddock is situated on the south and west side of the gardens.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

Please Note

St Helens House Farm and the building plot can be purchased separately if desired.

There is also also further land available on negotiation if desired.





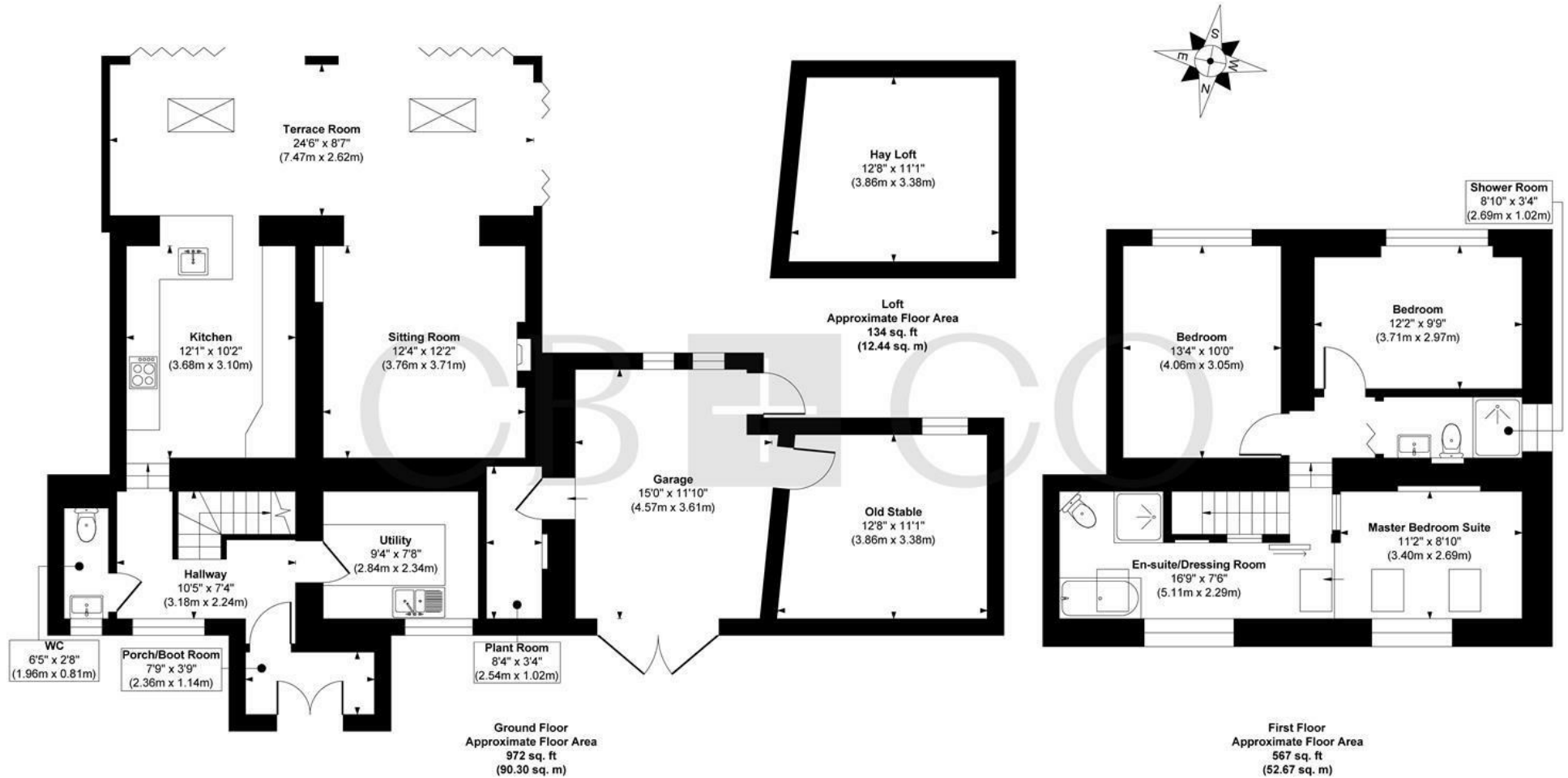








St.Helens House Farm, St.Helens Lane, Wirksworth, Derbyshire



Approx. Gross Internal Floor Area 1673 sq. ft / 155.41 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1200.00 sq ft

EPC RATING

A

COUNCIL TAX BAND

E

- Beautifully Extended Detached Cottage Including Building Plot for Stunning Contemporary Barn
- Completely Re-Built & Re-Modelled to a High Standard to Create a Character Home with Contemporary Style
- Stunning Countryside Location - Overall Plot of Around Two Acres
- A-Rated Energy Efficiency - Features Air Source Heat Pump, Underfloor Heating & Solar Panels
- Main House - Entrance Hall, WC, Utility, Kitchen, Sitting Room & Terrace Room, Three Double Bedrooms, Shower Room & En-Suite/Dressing Room
- Building Plot - Planning Approved for Stunning Contemporary Four Bedroom Barn
- Garage & Outbuildings with Exciting Potential
- Two Driveways - Front and Rear Access
- Coveted Location on the Edge of Wirksworth - Walking Distance to Town Centre
- Idyllic Position with Stunning Views Towards Black Rocks & Bolehill

DARLEY ABBEY MILLS

THE MILLS

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MICKLEOVER

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