



5 Gorsey Bank, Wirksworth

Matlock

Offers Over **£600,000**



5 Gorsey Bank

Wirksworth, Matlock

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

The Location

Gorsey Bank is a delightful hamlet of character homes located just on the outskirts of Wirksworth. Many of the homes were built for the employees of Providence Mill, once a hive of industry where narrow red tape to bind legal documents was produced. Much like the Puzzle Gardens of Wirksworth, Gorsey Bank has a web of paths and walkways leading in and around this historic site. This home is just a 10 minute walk from the centre of Wirksworth.

A Brief History

Gorsey Bank House was owned by the Webster family who leased the mill to John Bowmer. the mill was later sold around 1916.

Ground Floor

From the roadside, an ornate cast iron gate opens into the front garden where a central, gravelled pathway leads up to this handsome wood panelled door which opens directly into the

Entrance Hallway

9' 7" x 6' 0" (2.93m x 1.82m)

A light and welcoming entrance hallway with a feature "Minton" tiled flooring. There is a useful understairs storage cupboard and the elegant staircase with polished oak handrail leads up to the first floor. Doors lead off to the dining room, living room and

Boot/Cloak Room

6' 1" x 5' 11" (1.85m x 1.80m)

Entered via the stripped pine, multi-pane door, this is an extremely useful space, with a quarry tiled floor, this room has been recently refitted with a wood-panelled wall and seat, offering good storage for coats and boots etc. An obscure glass, stripped pine door opens to reveal the

WC

5' 11" x 3' 3" (1.80m x 0.98m)

With wood-panelled walls and fitted with a white suite comprising of a wall hung wash hand basin and low flush WC. There is a Victorian-style radiator.

Living Room





GARDEN

This home sits in an extensive, established "Plant Person's" garden. This has been lovingly created over the last 30 years by the current vendors, adhering to a non-chemical ethos. There is a variety of plants and trees; mature topiary, espaliered fruit trees and a wildflower area and pond and a parterre (a formal garden laid out with plants, low hedges, soft fruit, vegetables, cut flowers and other themed flower beds arranged in symmetrical, ornamental patterns) To the other side of the parterre and the main path is a lawn with 2 long borders providing all year round interest. A walled garden encloses a private patio and seating area. The tall wall provides a good growing space and encompasses four mature beds of contemporary planting schemes.

GARAGE

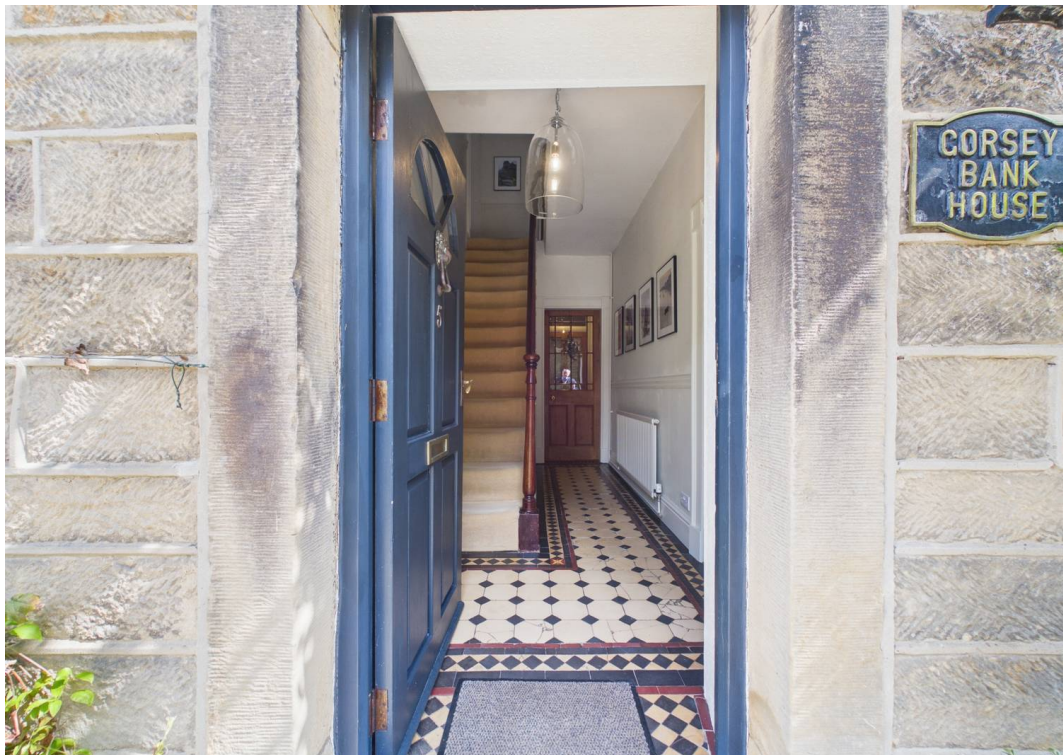
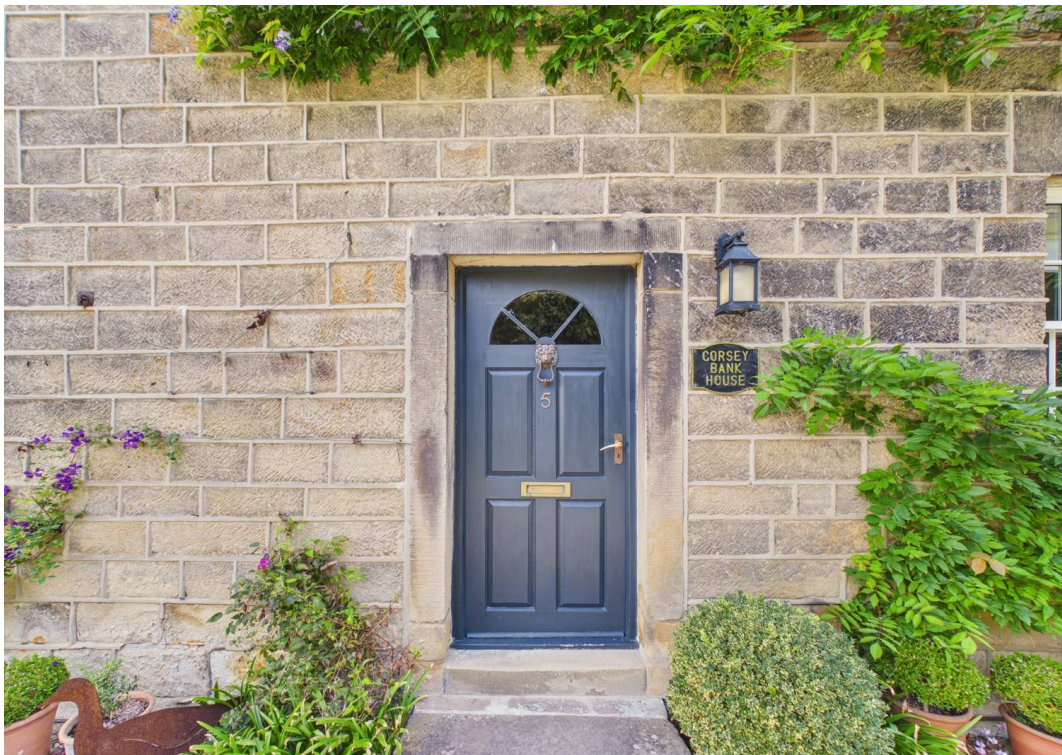
Single Garage

DRIVEWAY

5 Parking Spaces

Double gates open to a gravelled driveway which provides parking for several vehicles. The crazy-paved driveway passes across the front of the home and leads to the garage.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

GRANT'S
OF DERBYSHIRE

Approximate total area⁽¹⁾

223.7 m²

2406 ft²

Reduced headroom

4.4 m²

48 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.

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