



7 The Lanes, Bolehill - DE4 4GJ
£550,000



7 THE LANES

Bolehill, Matlock

Set in an idyllic elevated position enjoying commanding views over the town of Wirksworth and the surrounding countryside, this beautifully presented Grade II listed semi-detached property forms part of the historic Miners Standard public house. Brimming with charm and character, this unique stone-built home boasts three double bedrooms, including an en-suite shower room as well as a stylish family bathroom. The ground floor offers two inviting reception rooms - a cosy sitting room with a log-burning stove and a formal dining room - alongside a breakfast kitchen, an inner hallway with study area, and a utility/guest cloakroom. The cellar provides additional useful storage. Externally, the property is set within approximately a half an acre of beautifully maintained gardens, offering a mix of lawn, mature planting, and seating areas to enjoy the panoramic views. A private driveway provides ample off-road parking.

The property features gas central heating, with a new boiler installed in 2022 and updated radiators throughout. Additionally, the ground floor—excluding the cellar—benefits from underfloor heating.

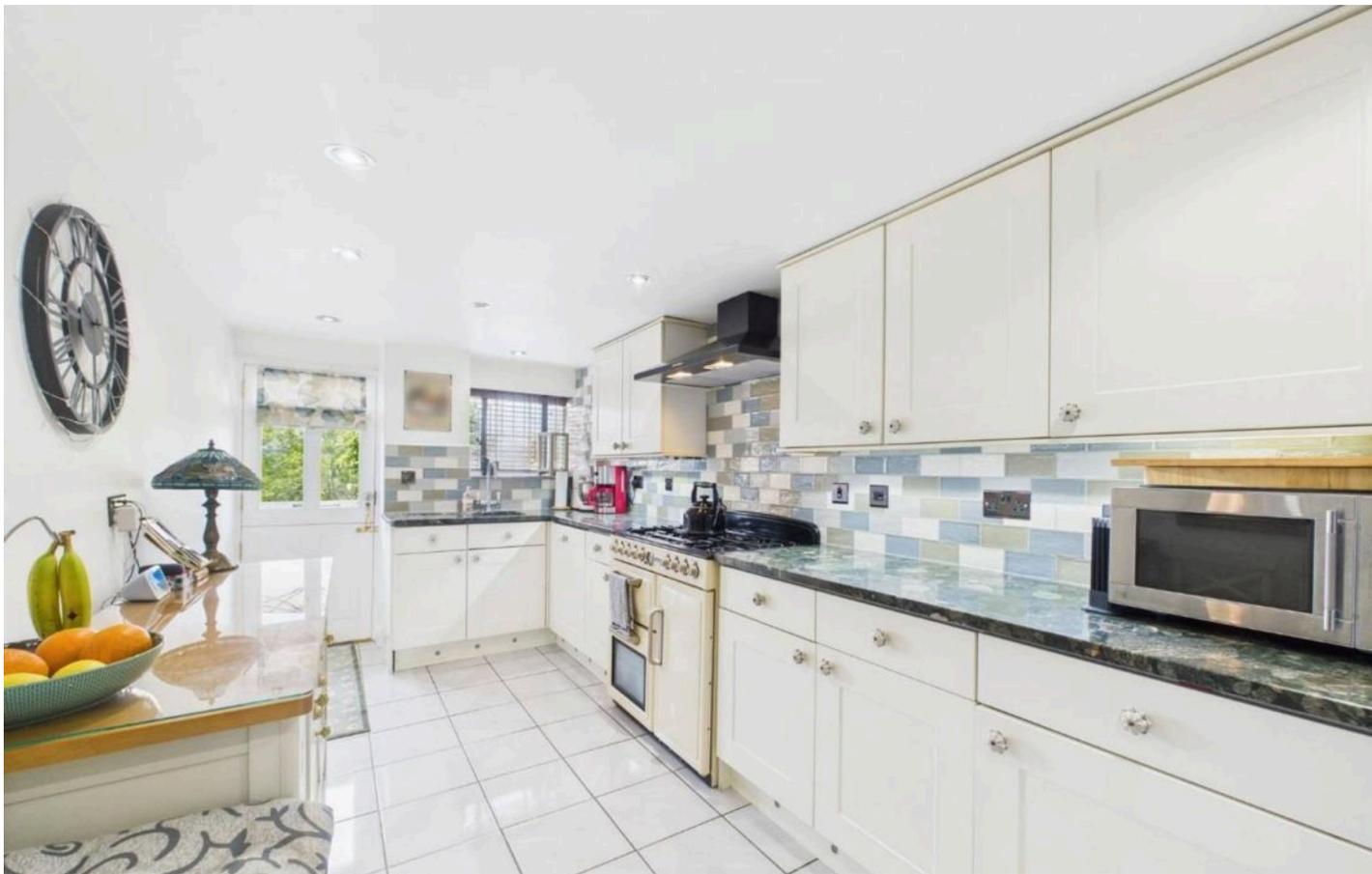
This rare opportunity combines character, space, and setting — a truly special home in a picturesque location.

Council Tax band: D

Tenure: Freehold

- Three Double Bedrooms
- Large Driveway
- Beautifully Presented Throughout
- Viewing Highly Recommended
- Extensive Gardens - Approx 1/2 of an Acre
- EPC Exempt
- Grade II Listed Stone Built Property





Location

The property is situated in The Lanes, Bolehill a highly sought-after hamlet enjoying an elevated position just a short distance from the vibrant market town of Wirksworth. Surrounded by stunning countryside, it is just a 10-minute walk to Black Rocks and the High Peak Trail, a 17.5-mile traffic-free route ideal for walking, cycling, and horse riding. Bolehill boasts a welcoming and active community, hosting regular events such as open gardens and village garage sales. Wirksworth, accessible by a short drive or a scenic walk across the fields, offers a blend of amenities and culture. This thriving town provides a range of independent shops, cafés, pubs, and the acclaimed Northern Light Cinema. It also has excellent local schools, medical facilities, and a weekly market every Tuesday, along with a monthly farmers' market. Wirksworth is well known for its creative spirit, hosting a renowned Arts Festival each September that draws visitors from across the region. With its strong sense of community and rich cultural life, the area offers an enviable balance of rural tranquillity and vibrant town living.

The Property

Ground Floor

From the flagged terrace to the front of the home is a part glazed stable style door opening into the

Kitchen

Dimensions: 4.89m x 2.34m (16'0" x 7'8"). A well-appointed kitchen with polished tiled flooring and fitted with a good range of wall and base units, all topped with elegant granite work surfaces and complemented by stylish tiled splashbacks. An inset sink with swan neck mixer tap is positioned beneath a front aspect window, enjoying delightful views across the town to the open countryside beyond. The kitchen features a Leisure range-style cooker with five gas burners, double oven, and grill, with an extractor canopy over. Also included is an integrated dishwasher, under-unit lighting, inset spotlights, and ample space for a freestanding fridge/freezer. To the rear of the room, two ledge and brace door with Suffolk latches provide access to the sitting room and the inner hallway.

Sitting Room

Dimensions: 4.75m x 3.42m (15'7" x 11'2"). A generously proportioned and characterful sitting room, enjoying natural light from a side aspect sliding sash window and a front facing



Sitting Room

Dimensions: 4.75m x 3.42m (15'7" x 11'2"). A generously proportioned and characterful sitting room, enjoying natural light from a side aspect sliding sash window and a front-facing window overlooking the garden. The room is full of period charm, with red and black quarry tiled flooring, painted ceiling timbers, and exposed lintels over the windows and doors. The focal point of the room is a beautiful fireplace with an exposed dressed stone surround, heavy gritstone lintel, and raised hearth. This houses a wood-burning stove and creates a warm and inviting atmosphere. To the left of the chimney breast are built-in Salt Cupboards with fitted shelving which add to the character and provide useful storage. The room is lit by wall lights as well as the central ceiling fitting. To the side of the room is part-glazed door opening to the exterior, adjacent to which is a ledge and brace door with Suffolk latch leading through to the dining room.

Dining Room

Dimensions: 3.67m x 3.49m (12'0" x 11'5"). A warm and inviting reception room, ideal for both everyday dining and entertaining. The space is enhanced by quality wood effect flooring, a front aspect sliding sash window, and a heavy exposed ceiling beam. A feature fireplace with a substantial gritstone lintel and raised hearth adds character and a focal point to the room. Lighting is provided by a combination of wall lights and a central ceiling fitting.

Inner Hallway

Dimensions: 4.43m x 1.91m (14'6" x 6'3"). A practical and well-lit space with ceramic tiled flooring and a staircase rising to the first floor. There is ample room for hanging coats and storing footwear, with additional space beneath the stairs that lends itself well to a study area or reading nook. A ledge and brace door leads back to the sitting room, while further doors provide access to the utility/cloakroom and cellar.

Cloakroom/Utility

Dimensions: 1.69m x 1.57m (5'6" x 5'1"). A practical and neatly presented space with half tiled walls and a continuation of the ceramic tiled flooring. Fitted with a low flush W.C. and a corner wall-hung wash hand basin, the room also offers plumbing and space for an automatic washing machine along with a vent and space for a tumble dryer—making it a useful combination of guest cloakroom and utility area.



Cellar

Dimensions: 3.94m x 2.87m (12'11" x 9'4"). A most useful space. The cellar retains period charm with stone flag flooring, a barrel-vaulted ceiling, and original stone thralls, offering excellent storage.

First Floor

The staircase leading up from the inner hallway reaches the

Landing

A bright and airy space, naturally lit by a Velux roof light along with a rear aspect window which overlooks the garden. Doors lead to the three bedrooms and the family bathroom, while an additional door opens to a useful airing cupboard, which provides storage and houses the gas-fired combination boiler supplying the home's hot water and central heating. This was installed in 2022.

Bedroom One

Dimensions: 3.90m x 2.78m (12'9" x 9'1"). A light and well proportioned double bedroom with wooden flooring and a front aspect sliding sash window enjoying the commanding views that define the property's elevated position. A half-glazed panelled door to the side provides direct access to the patio areas, blending indoor comfort with outdoor living. A ledge and brace door with Suffolk latch opens to the en-suite.

Ensuite Shower Room

Dimensions: 1.85m x 1.16m (6'0" x 3'9"). A bright and neatly appointed space with a side aspect window, part tiled walls, and patterned vinyl flooring. Fitted with a three-piece suite comprising a dual flush WC, wall-hung wash hand basin, and a corner shower cubicle with a thermostatic shower with both rainfall and handheld fittings. The room also features a ladder-style heated towel radiator and an extractor fan

Bedroom Two

Dimensions: 3.66m x 3.56m (12'0" x 11'8"). A beautiful and spacious double bedroom with wooden flooring and front aspect sliding sash windows that provide superb far-reaching views over the town and open countryside beyond. The room retains period charm with an early original fireplace, complete with a stone surround, cast iron insert, and grate, adding character and a focal point to this lovely space.

Bedroom Three

Dimensions: 4.99m x 3.45m (16'4" x 11'3"). A generously sized double bedroom with a side aspect cottage-style window offering far-reaching views over the town and surrounding open countryside. A pair of pine batten doors open to a built-in cupboard with fitted





Floor 0



Floor 1

Approximate total area⁽¹⁾

118 m²

1270 ft²

Reduced headroom

1.4 m²

15 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



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