

CURRAN
BIRDS
+ CO

St Helens House Farm & Building Plot
Wirksworth, Derbyshire
Offers Around: £950,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



/est

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

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 tumble dryer. 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.

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.

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 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 is situated on the south and west side of the gardens

The property has detailed planned 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.





CURRAN BIRDS + CO

The Location

Wirksworth — recently named by The Sunday Times as the best place to live in Derbyshire — is one of the county's oldest towns and a popular base for exploring the Peak District. The historic country houses of Chatsworth House, Haddon Hall, Hardwick Hall, Bolsover Castle, Kedleston Hall and Tissington are all within easy reach, while the opportunities for outdoor pursuits in the Peak District National Park and nearby Carsington Water are extensive.

Located approximately 14 miles from Derby, 23 miles from Nottingham and 27 miles from Sheffield, Wirksworth has become increasingly popular with commuters, while retaining its strong sense of community and lived-in character. The town offers a good selection of independent shops, cafés, restaurants and notable pubs, as well as the independent Northern Light Cinema.

Wirksworth also has a thriving arts scene, centred around the renowned Wirksworth Festival, which takes place over two weeks each September. A market is held every Tuesday, alongside a farmers' market on the first Saturday of every month.

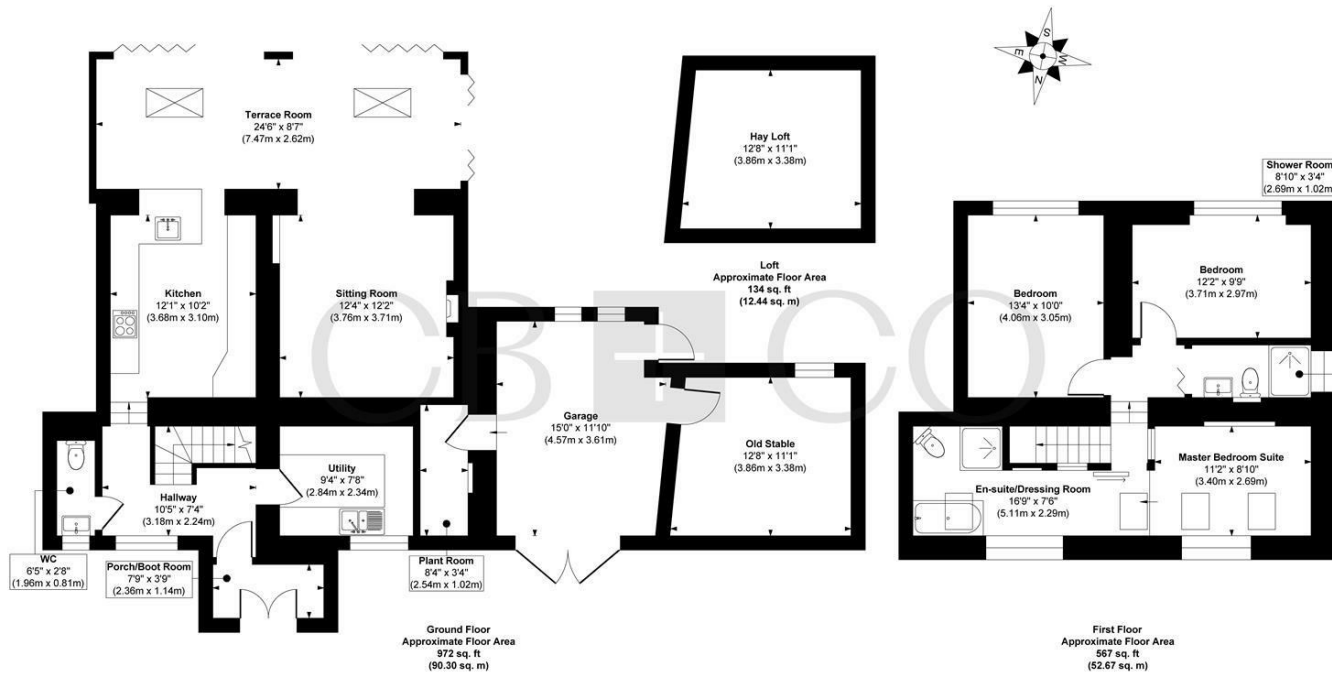
St Helen's House Farm is situated around a 10-minute walk from the centre of Wirksworth.







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

- 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

Size

Approx 1200.00 sq ft

Energy Performance Certificate (EPC)

Rating A

Council Tax Band

E

CURRAN BIRDS + CO



Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved