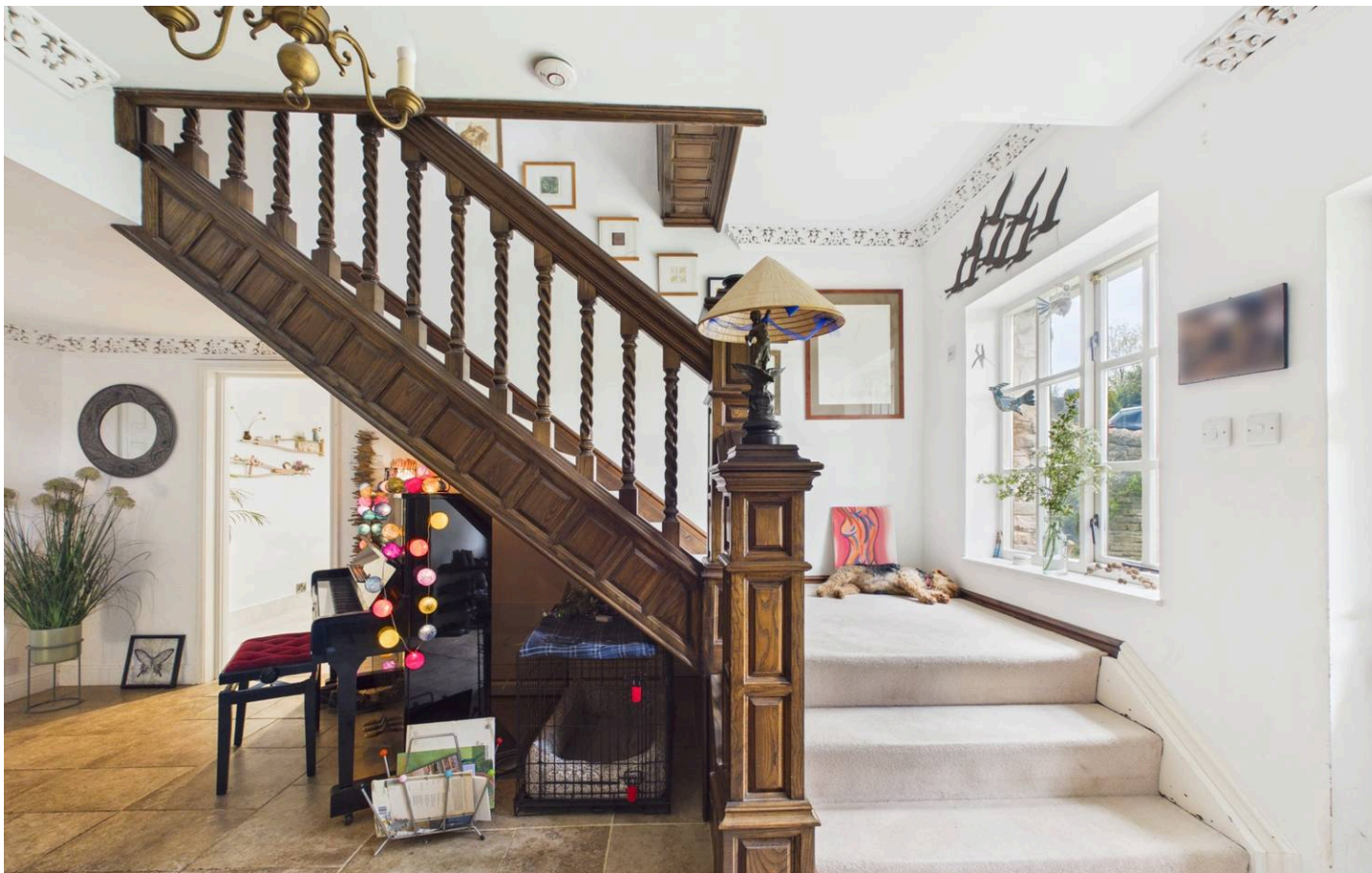




The Crofters House, Greenhill, Wirksworth - DE4 4EN
£935,000



THE CROFTERS HOUSE, GREENHILL

Wirksworth

This picture postcard, four-bedroom house with two bed annexe/studio/barn is now available for sale. Nestled beautifully on the slopes of Greenhill, just a short distance from the town centre of Wirksworth, enjoying spectacular views across the valley and over the town. A superb family home, built with dry-stacked stone in 1995, offering an abundance of character with all the benefits of a 21st Century construction. The main home comprises of; entrance hall, sitting room, fourth bedroom/dining room, shower room, dining kitchen and utility room. Upstairs there are three double bedrooms with an en-suite shower room to the master and a family bathroom. Separately, there is a barn providing two further double bedrooms, both with en-suite shower rooms and an open plan living/dining kitchen. Outside there is a summerhouse, pergola, beautiful gardens and parking for several vehicles. We highly recommend viewing to appreciate the depth and quality of accommodation on offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached dry-stacked stone built house
- Built to very high standards throughout
- Spectacular far-reaching countryside views
- Spacious ground floor rooms
- Three double bedrooms plus a fourth if desired
- Fabulous two-storey, two bedroom barn
- Beautiful gardens with pergola & summer house/studio
- Driveway for multiple vehicles





A little about Wirksworth

Wirksworth is a lovely market town which has undergone a significant renaissance over the past 20 or so years and is gaining a national reputation as a truly exceptional place to live and visit. It is a magnet for professionals, families and particularly the artistic community with the annual Wirksworth Arts festival drawing in thousands of visitors from across the UK and beyond. The draw of Wirksworth in part is its central location. It is ideally situated for commuting by road or rail as Derby, Nottingham, Sheffield and Chesterfield are all well within an hours commute (by car) but are also accessible from the national rail hub at Derby which connects at local stations - Cromford. Located in the Peak District, the lovely country houses of Chatsworth, Haddon, Hardwick, Tissington and Bolsover castle are all minutes away, whilst the leisure facilities of Carsington Water and the beautiful countryside which is on the doorstep are equally a huge draw for visitors and locals alike.

Ground floor

The home is accessed via the wooden gate where a block paved pathway leads through the lawned front garden and up to the part glazed, panelled front door which opens into the entrance hall.

Entrance Hallway

11' 6" x 17' 10" (3.50m x 5.44m)

A super reception room with a sweeping, extra-wide staircase with stunning solid oak, hand carved balustrade which has a heavy handrail and barley twist balusters, each newel post being topped with a classical statuette. The floor is tiled and includes a wet under floor heating system which extends to the whole of the ground floor. Wood panelled doors open to bedroom four and the ground floor shower room and an opening leads into the kitchen. To the left of the entrance hall is an impressive hand carved pair of oak panelled double doors with ornate heavy architrave and corbels, topped off with a stunning oak pediment, these lead into the sitting room.



Sitting Room

14' 6" x 17' 11" (4.42m x 5.46m)

A light and airy reception room with wooden multi-paned window to the front aspect. There is an ornate, period-style white surround and inset grate with a very effective "living flame" coal effect gas fire. Tiled hearth, decorative coving, TV point. This room has ample space for living and dining furniture if desired.

Bedroom Four / Dining Room

12' 11" x 10' 4" (3.94m x 3.15m)

A spacious and versatile, dual aspect room with exposed ceiling beams. Currently utilised as a fourth bedroom but with space for a large dining table if desired. A wood panelled door opens into the ground floor shower room.

Shower Room

5' 3" x 6' 10" (1.61m x 2.09m)

A fully tiled room with a contemporary three piece suite consisting of large walk in shower cubicle with mains waterfall shower over, a dual flush WC and wall hung wash hand basin. This room is of Jack and Jill style, with a second door leading out to the entrance hallway, cleverly enabling family members or guests to enjoy this space as an en-suite if desired. There's also an extractor fan and a chrome, ladder style heated towel rail.

Breakfast Kitchen

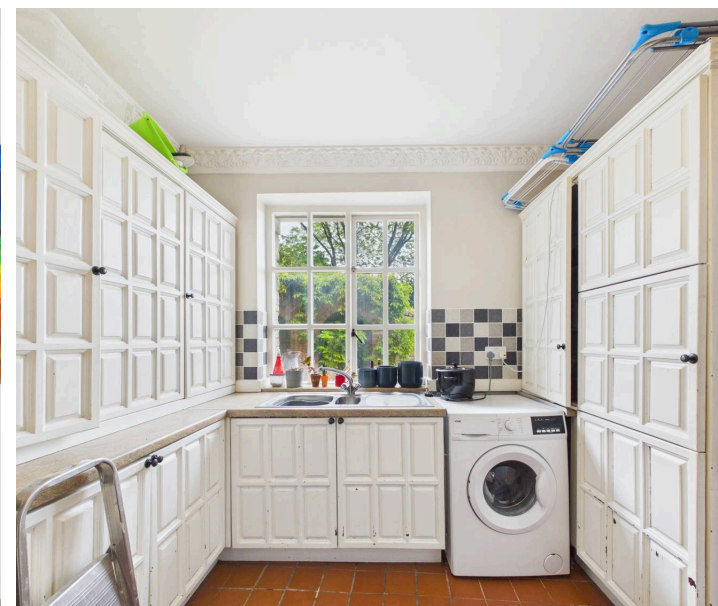
10' 7" x 17' 10" (3.22m x 5.43m)

With tiled flooring and a front aspect window which overlooks the beautiful front garden. This room has a range of light navy blue, wall, base and drawer units with a granite worktop over and an inset one and a half bowl sink with mixer tap. Integrated appliances include a four ring electric hob, with Hotpoint electric oven below and a family sized dishwasher. There's ample space for a large dining table and chairs. A wood panelled door opens into the utility room.

Utility Room

10' 1" x 10' 6" (3.08m x 3.19m)

With quarry tiled flooring and a front aspect window which overlooks the beautiful front garden. This room has an extensive range of white wall and base units, along with space and plumbing for an automatic washing machine and tumble drier (plus other appliances if required). A side aspect door leads out to the courtyard.





First Floor

The very grand staircase leads to a wonderful landing area with ornate cornice and ceiling rose and an area spacious enough to accommodate a study/office area. Doors open to three bedrooms and the family bathroom.

Bedroom One

14' 8" x 12' 0" (4.47m x 3.67m)

This spacious master bedroom has a multi-paned window to the front aspect, providing a good level of natural light and superb, far reaching views. A wood panelled door leads through to the en-suite shower room.

En-suite Shower Room

10' 0" x 5' 7" (3.05m x 1.71m)

A part tiled room with side aspect window, tiled flooring and spotlights to the ceiling. Fitted with a contemporary suite consisting of large walk-in shower with mains waterfall shower over, a dual flush WC and wall hung wash hand basin. This room also has a chrome, ladder style heated towel rail.

Bedroom Two

16' 4" x 11' 11" (4.99m x 3.64m)

Another spacious double bedroom with multi-paned window to the front aspect, also providing beautiful countryside views. This room provides ample space to install an en-suite shower room if desired (subject to survey). The loft space can be accessed here, which is significant in size with the potential (subject to planning) to further extend this already spacious property.

Bedroom Three

12' 10" x 10' 4" (3.90m x 3.14m)

Also of double proportion, with a side aspect window, providing lovely roof top views over Wirksworth.

Bathroom

7' 1" x 5' 6" (2.17m x 1.67m)

A part tiled room with side aspect window with obscured glass, tiled flooring and spotlights to the ceiling. Fitted with a contemporary three piece suite consisting of panelled bathtub with mains waterfall shower over and glass screen, a dual flush WC and wall hung wash hand basin. This room also has a chrome, ladder style heated towel rail.





Bathroom

7' 1" x 5' 6" (2.17m x 1.67m)

A part tiled room with side aspect window with obscured glass, tiled flooring and spotlights to the ceiling. Fitted with a contemporary three piece suite consisting of panelled bathtub with mains waterfall shower over and glass screen, a dual flush WC and wall hung wash hand basin. This room also has a chrome, ladder style heated towel rail.

Summer House / Studio

10' 10" x 11' 10" (3.30m x 3.61m)

Located at the bottom of the property, situated to take advantage of the incredible views, this stone-built summer house, pentagonal in shape, is a superb addition to the home providing scope for a number of uses such as a home office, artist's studio, gym etc. There are windows to three aspects and part glazed double doors to the front.

The Barn

A beautiful stone-built detached barn, located within the grounds of Crofters House but with it's own entrance and outdoor terrace. This is currently a very successful holiday let with an additional tiered garden with seating area and parking for two vehicles.

Accessing the property

The Barn is accessed via Crofters House front garden via a paved pathway that leads to the front entrance stable door. This opens directly into the en-suite shower room of bedroom one.

En-suite Shower Room

5' 0" x 7' 9" (1.53m x 2.35m)

A tastefully decorated room with tiled flooring, an extractor fan and a chrome ladder style heated towel rail. Fitted with a three piece suite consisting of shower cubicle with mains shower over, dual flush WC and pedestal wash hand basin. A wooden door opens into bedroom one.





Bedroom One

8' 11" x 11' 2" (2.72m x 3.41m)

A good sized double bedroom with a front aspect double glazed window with wooden shutters and marble sill. With painted ceiling beams and bi-fold wardrobe doors which open to cleverly designed hidden dressing table with mirror and stool, alongside a hanging rail and shelving for clothing. A wooden door opens into a small hallway and in turn, stairs which rise to a central landing.

Landing

From here, one staircase descends to a second hallway where a door leads into bedroom two. A second staircase rises to the first floor open plan living/kitchen diner.

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.65m)

With a similar layout to bedroom one, also of double proportion with painted ceiling beams and a front aspect double glazed window with wooden shutters and marble sill. Bifold wooden doors open to a hidden dressing table with mirror and stool, shelving and a cupboard with hanging rail. A wooden door opens into the en-suite shower room.

En-suite Shower Room

2' 7" x 8' 3" (0.79m x 2.51m)

A part tiled room with vinyl tile effect flooring, an extractor fan and chrome ladder style heated towel rail. This room is fitted with a three piece suite consisting of a shower cubicle with glass door and mains shower over, a pedestal wash hand basin and low level flush WC.

Open Plan Living / Kitchen Diner

27' 5" x 11' 3" (8.36m x 3.43m)

A spacious and bright room with wooden flooring and exposed ceiling beams with vaulted ceiling. With three front aspect double glazed windows with wooden shutters and marble sills and side aspect windows with exposed stone surrounds. The living area of this room has ample space for a range of furniture and offers the perfect place to unwind after a busy day exploring. The kitchen/dining area is well-equipped and fitted with a range of white shaker style wall, base and drawer units with a granite effect worktop over and inset stainless steel sink with mixer tap. Fitted appliances include a Lamona electric hob with extractor hood over, a Lamona electric oven and an undercounter fridge with small freezer compartment. The Worcester combi boiler is





Garden

Outside we find a lovely stone-walled garden, almost encircling the home, with a large brick-built pergola with shingle floor and well established vine, a large lawn and multiple seating areas providing opportunity to enjoy the fabulous views throughout the day.

The Barn benefits from a quaint outdoor terrace, fully enclosed by stone walling and laid with gravel, offering an idyllic spot for a morning cup of tea or alfresco dining. To the side of the property is a small tiered garden which has an abundance of pretty shrubs and plants with steps that rise to a charming seating area with beautiful views towards the surrounding countryside.

Services & Permissions

We are informed by the vendor that there is mains gas, water, electricity and drainage to both properties.

Council Tax Band Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. 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 Wirksworth market place, cross the road towards 'Felice Vino', continue up the road and take a left onto Dale End. Head straight up Greenhill. Look out for Babington House on your left and look for our sales board on the right. Turn into the very next driveway on the right which has a sign for 'The Croft'. Bear right again (down a little slope) and park next to the summerhouse on the left. Crofters House is opposite. What3words - [///lovely.modifies.sofa](https://www.what3words.com/lovely.modifies.sofa)

DRIVEWAY

5 Parking Spaces

There is parking for several vehicles.





Approximate total area⁽¹⁾

86.6 m²

933 ft²

Reduced headroom

2 m²

21 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.

GIRAFFE360





GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER OF THESE DETAILS. THESE PARTICULARS ARE PRODUCED IN GOOD FAITH WITH THE APPROVAL OF THE VENDOR BUT THEY SHOULD NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT AND THEY DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.