



82 Greenhill, Wirksworth - DE4 4EN  
£548,500



## 82 GREENHILL

Wirksworth, Matlock

Located in an enviable and highly sought-after location of Greenhill, this charming four-bedroom detached cottage offers a rare opportunity to enjoy characterful living with all the comforts of a modern home. Set on an elevated plot, the property enjoys far-reaching views over The Dale and The Ecclesbourne Valley and a south-facing garden, perfect for enjoying the sunshine throughout the day. The generous outdoor space also includes off-street parking, adding convenience to this picturesque home. Inside, the accommodation is spacious and versatile, featuring two bright and welcoming reception rooms, ideal for both family living and entertaining. The well-appointed dining kitchen and comfortable bedrooms offer a wonderful blend of charm and practicality. Viewing Highly Recommended.

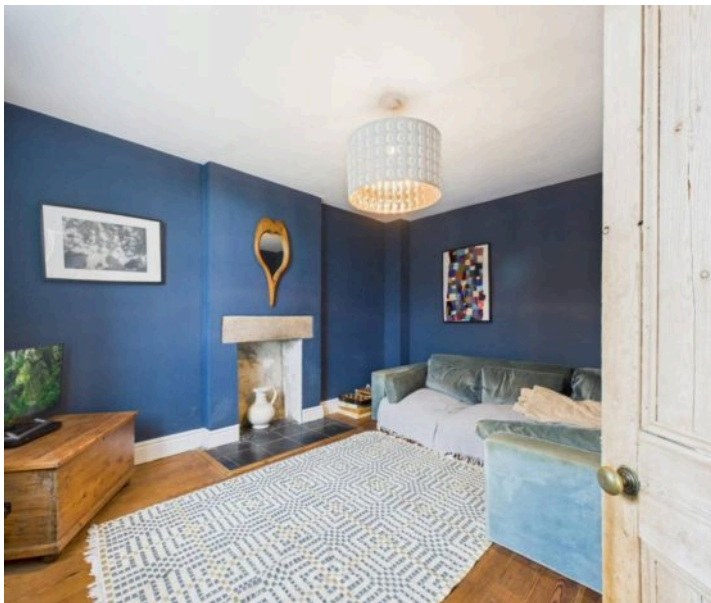
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Four Bed Detached Cottage
- Rear Garden
- Excellent Views
- EPC Rating E
- Gas Central Heating
- Sought After location
- Off Road Parking
- Viewing Highly Recommended





### Ground Floor

To the front of the property the hardwood door opens into the **Entrance Hallway**

With stone flag flooring. A hardwood door opens into the

### Downstairs Cloakroom/WC

Dimensions: 1.57 x 0.99 (5'1" x 3'2"). Again, with slate grey tiled flooring, low flush WC and pedestal wash basin and window to the side aspect.

### Kitchen Dining Area

This stylish and spacious open plan kitchen-dining area offers the perfect blend of functionality and charm. Fitted with wooden base and drawer units, providing ample storage while complementing the warm, inviting tones of the space. A sink is ideally positioned beneath a large sash window, offering delightful views over the rear garden and countryside views. The area is beautifully finished with elegant herringbone flooring that flows seamlessly into the generous dining space, where patio doors open directly onto the garden – perfect for indoor-outdoor living and entertaining.

### Lounge

Dimensions: 4.20 x 3.65 (13'9" x 11'11"). The herringbone wooden flooring is continued from the kitchen dining area complementing the impressive period fireplace with Derbyshire marble mantel and hearth surround and grate for open fire. The front aspect sash window brings plenty of natural light to the room and provide panoramic views of the surrounding countryside. A door opens into a useful under stairs storage cupboard with window to the rear and shelving, the wall mounted gas combination boiler is located here.

### Sitting Room

Dimensions: 4.32 x 3.55 (14'2" x 11'7"). A welcoming reception room with engineered oak flooring and fireplace with stone lintel and tiled hearth. The sash window to the front aspect has a pleasant outlook of the garden.



### Hallway

With decorative tiled flooring and part glazed hardwood door providing external access.

### First Floor

Stairs leading from the hallway open to

### Landing

Dimensions: 8.23 x 0.88 (27'0" x 2'10"). On arrival at the first floor landing we find a delightful stained glass window to the rear aspect enjoying views of Bolehill and beyond. Doors open to all four bedrooms and family bathroom.

### Bedroom One

Dimensions: 3.62 x 3.28 (11'10" x 10'9"). This is a good sized double bedroom with a light and airy feel. The sash window to the front aspect allows the most fantastic and far reaching view.

### Bedroom Two

Dimensions: 3.67 x 2.43 (12'0" x 7'11"). This second bedroom also has a sash window to the front with a similar view to that from the first bedroom.

### Family Bathroom

Dimensions: 2.40 x 1.74 (7'10" x 5'8"). With tiled floor, this room is fitted with a low flush WC, pedestal wash hand basin with tiled splashback and freestanding bathtub with shower over. The sash window to the front aspect proves a pleasant outlook.

### Bedroom Three

A third double bedroom with hardwood flooring and sash window to the front aspect.

### Bedroom Four

Dimensions: 4.29 x 2.54 (14'0" x 8'3"). With Velux window and window to the side aspect. The smallest of the rooms but with space for a double bed or use for a study.



### Outside & Parking

The property boasts a beautifully elevated, south-facing rear garden that enjoys sunlight throughout the day and spectacular views across The Dale and The Ecclesbourne Valley. A spacious patio area provides an ideal setting for alfresco dining or entertaining, while two separate lawned garden areas offer ample space for families, gardening enthusiasts, or those simply seeking a peaceful outdoor retreat. The garden is fully enclosed by an ivy clad stone wall and natural rockface. From the patio is access into a stone built outhouse, perfect for storing gardening items. The stone outhouse is also linked to a further stone store, set at a lower level, both of these having casement windows, light and power. Adjacent to the property is a parking area with room for several vehicles.

### Directional Notes

From our office in Wirksworth Market Place turn left along the row of shops bearing round to the left onto Dale End. Bear left again and continue up The Dale. On reaching the top of The Dale proceed around the bend, passing the entrance to Stoney Wood and The Star Disc. The property is located on the right as you begin the descent down Greenhill, indicated by our Sale board.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. 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.





Floor 0

**Approximate total area<sup>(1)</sup>**

112.9 m<sup>2</sup>

1214 ft<sup>2</sup>

**Reduced headroom**

6.4 m<sup>2</sup>

69 ft<sup>2</sup>



Floor 1

(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



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