



GRANT'S
OF DERBYSHIRE

9 Causeway, Wirksworth DE4 4DL
Offers In The Region Of £575,000

Nestled in a quiet, yet central, position within the vibrant and historic market town of Wirksworth, this handsome and generously proportioned stone-built townhouse offers a rare blend of character, space, and potential. Set over three floors, the property boasts beautifully landscaped gardens to the rear and far-reaching rooftop views. On the ground floor is a spacious dining kitchen, guest cloakroom, and an additional versatile room that could be adapted into a second reception room, formal dining room or large study. The first floor incorporates an elegant sitting room with attractive fireplace, two double bedrooms, and a family bathroom. To the second floor is the main bedroom with en-suite shower room and fitted wardrobes alongside a fourth bedroom ideal for use as a study. The well maintained garden to the rear features patio and lawned areas, perfect for outdoor entertaining. The property also benefits from two large external stores and a former stone-built cottage, offering potential for conversion (subject to the necessary consents). No Upward Chain. Viewing Highly Recommended.



Location

Situated in the very heart of Wirksworth, 10 Causeway offers immediate access to all the town’s excellent amenities. A range of independent shops, cafes, restaurants, and traditional pubs are just a short stroll away, along with the popular Northern Light Cinema, Wirksworth Leisure Centre, Hannage Brook Medical Centre, and local schools including infant, junior, and secondary. Wirksworth is well known for its lively arts scene with events throughout the year but most notably the well renowned Arts Festival which takes place over a fortnight in September. The surrounding Derbyshire countryside provides endless opportunities for walking and cycling, with the High Peak Trail nearby and Carsington Water just a short drive away for watersports, wildlife and scenic routes. Ideal for commuters, Wirksworth is within easy reach of Derby, Nottingham and Sheffield, with rail services from nearby Cromford offering connections to Derby and onward to London.

Accommodation

Ground Floor

To the front of the property is a timber entrance door with fanlight window over. This opens into the

Front Room 21'2" x 14'4" (6.46m x 4.38m)

Structurally sound and ripe for completion, this generous space can be easily tailored to suit a variety of needs. With its size and layout, it could be divided to create two distinct areas — for example, a sitting room and a dining room. The room features two original sash windows to the front, allowing in ample natural light. At either end are fireplaces, one framed by a substantial stone lintel, adding character and warmth. A built-in cupboard sits to the left of the second fireplace, with an alcove to the right, offering both storage and display options. To the rear of the room is a door with three steps leads directly to the

Dining Kitchen 21'2" x 13'2" (6.46m x 4.02m)

A spacious and well-equipped dining kitchen, combining functionality with character. The room features a ceramic tiled floor and is fitted with an extensive range of panelled base and wall units, complemented by work surfaces and matching upstands. An inset one-and-a-quarter sink unit with mixer tap is ideally positioned beneath one of two sash windows overlooking the rear garden. Integrated appliances include a Hotpoint fridge and freezer, Bosch dishwasher, Hotpoint washer dryer, Neff electric fan-assisted double oven, and a Neff four-ring electric hob with tiled splashback and stainless steel extractor hood over. One wall unit discreetly houses the Worcester gas boiler, which provides domestic hot water and powers the central heating system. The room also benefits from exposed ceiling beams, recessed spotlights, and ample space to accommodate a large dining table and chairs — making it a perfect setting for everyday living and entertaining. Additional features include a contemporary staircase rising to the first floor with an oak handrail and glazed balustrade panels, an understairs storage cupboard, a wooden panelled door leading to the guest cloakroom, and a part glazed wooden door opening to the rear garden and courtyard area.

Guest Cloakroom 7'7" x 2'9" (2.32m x 0.84m)

Featuring a white suite comprising a vanity wash hand basin with chrome mixer tap and tiled splashback, and a low-level WC. The space is finished with a ceramic tiled floor, recessed spotlight, and extractor fan. A sash window to the rear provides natural light and ventilation.

First Floor

The staircase leading up from the dining kitchen reaches the

Landing

The landing features a solid oak floor and a built-in linen cupboard with shelving. The oak handrail with glazed balustrade continues from the staircase, adding a stylish and contemporary touch. A wooden panelled door opens to the bathroom, while the landing leads directly into the first-floor sitting room.

Bathroom 8'0" x 7'11" (2.44m x 2.42m)

This fully tiled bathroom is fitted with a white three-piece suite, comprising a vanity wash hand basin with mixer tap, low-level WC, and a P-shaped bath with mixer tap and thermostatic shower over. The room is well-lit with recessed spotlights and benefits from a rear-facing window.

Sitting Room 22'0" x 13'8" (6.72m x 4.17m)

A spacious and characterful sitting room with high ceilings and abundant natural light. The room is lit by a combination of wall lights, a central ceiling fitting, and three rear roof lights, in addition to two rear-facing windows which also allow a delightful outlook over the garden. Oak flooring and exposed ceiling timbers add warmth and charm, while a corner brick fireplace with timber lintel houses a wood-burning stove set on a raised hearth—creating a cosy and inviting focal point. To the rear of the room is a panelled door opening to two steps leading down to a

Inner Hallway

With inset spotlight, exposed ceiling timber and a staircase leading up to the second floor. Two panelled doors open to the two bedrooms on this floor.

Bedroom Two 14'0" x 10'3" (4.27m x 3.14m)

This well-proportioned room benefits from a front-facing sash window offering delightful rooftop views across Wirksworth and towards the surrounding countryside. Period charm is provided by an exposed stone lintel, feature cast iron fireplace with open grate, and an exposed ceiling beam. Recessed spotlights add a modern touch.

Bedroom Three 11'2" x 10'0" (3.41m x 3.05m)

This good-sized double bedroom includes a sash window to the front, offering attractive rooftop views similar to those from bedroom two. The room incorporates a fireplace with exposed stone lintel and cast iron open dog grate, an exposed ceiling beam, and recessed spotlights. Practical storage is provided by an understairs cupboard and a built-in cupboard to the chimney recess, which also houses the consumer unit.

Second Floor

The staircase leading up from the inner hallway on the first floor reaches the

Landing

With inset spotlights and doors opening to the main bedroom and bedroom four.

Bedroom One 11'2" x 10'10" (3.41m x 3.31m)

A spacious and well-presented main bedroom featuring a sash window to the front, enjoying elevated rooftop views across Wirksworth and towards the surrounding countryside - a view that needs to be seen to be fully appreciated. The room includes a built-in wardrobe with sliding doors, offering ample storage and hanging space. Finished with inset spotlights, this is a bright and comfortable space.

Ensuite Shower Room 9'3" x 2'8" (2.84m x 0.83m)

This fully tiled room with ceramic tiled flooring is fitted with a three piece suite comprising low flush WC, wash hand basin with mixer tap and vanity unit beneath and a shower cubicle with thermostatic shower.

Bedroom Four 11'8" x 7'11" (3.58m x 2.43m)

Currently used as a home office, this versatile fourth bedroom features a sash window to the front, enjoying the same superb rooftop and countryside views as the main bedroom. A bright and functional space, ideal for remote working, a study, or occasional guest room.

Outside

Rear access is available via a shared passageway to the side. This leads across the immediate courtyard area and also provides access to the neighbouring property. There are two stores - Store One is accessed directly from the passageway and measures approximately 2.74m x 3.71m, while Store Two is accessed from the courtyard garden and measures 3.39m x 3.38m.

Rear Garden

To the rear of the property lies a generous stone-flagged courtyard with access via

a gate and stone steps to the main garden. This upper level features a beautifully designed stone-paved patio with raised beds and well-established, colourful planted borders—perfect for outdoor dining or entertaining. Further stone steps lead to a lawned garden, complete with a variety of mature flowering and herbaceous borders, along with a vegetable patch. The entire garden is fully enclosed by stone walling, creating a charming and secluded outdoor space.

Outbuilding

From the patio area, four stone steps lead to a wooden door that opens into a former cottage situated above the two stores. Currently used as a storage space, this area offers potential for use as a workshop or studio or even conversion into ancillary accommodation, subject to the necessary planning permissions and building regulation approvals. It comprises two rooms on two levels - Room One measures 6.48m x 3.40m and has a window to the front overlooking the courtyard and garden area. A door opens to stairs leading up to Room Two. This measures 6.48m x 3.58m and has a window to the front as well as two windows to the side aspect.

Council Tax Information

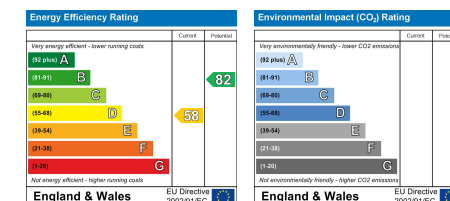
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Directional Notes

From our office in the Market Place, proceed down St John Street for a short distance and turn right onto The Causeway between Black Pop and the former Lloyd's Bank. Continue for a short distance where number 9 will be found on the right hand side.



Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers 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.



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