

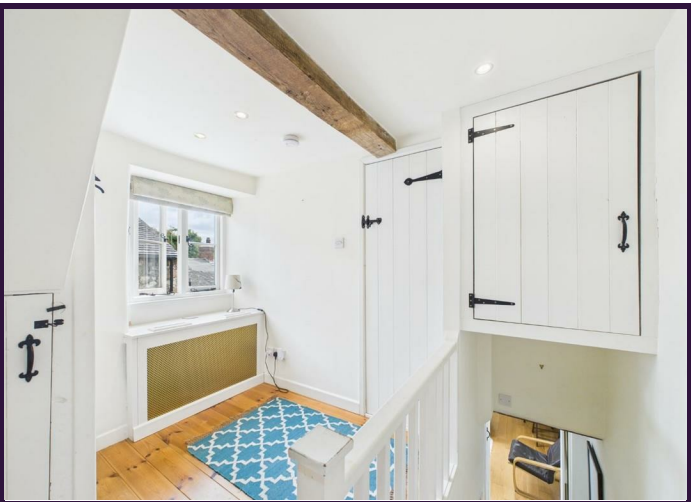


GRANT'S  
OF DERBYSHIRE

35 The Dale, Wirksworth DE4 4EJ  
Offers In The Region Of £275,000



Tucked away in a peaceful location, just a short stroll from the heart of Wirksworth, is this well-presented detached stone-built cottage. Arranged over three floors, the accommodation briefly comprises an entrance hall/boot room, a well-appointed kitchen, a cosy sitting room, a guest bedroom, a shower room, a landing/study area, and a spacious double bedroom. Outside, the property boasts a private paved patio directly in front, perfect for relaxing or morning coffee. Stone steps lead to an elevated, landscaped garden with a lawn and two separate seating areas, ideal for al fresco dining and enjoying the simply stunning views across the rooftops and the surrounding countryside. This is a rare opportunity to acquire a characterful home in a sought-after location. Viewing is highly recommended. No upward chain.



## Location

This charming cottage enjoys an enviable position within the highly sought-after and historic area of Greenhill and The Dale—a peaceful, residential area just a stone's throw from the town centre. Wirksworth is a thriving market town offering an excellent range of amenities. These include independent shops, supermarkets, cafés, traditional pubs, restaurants, a cinema, leisure centre, library, and essential services such as a medical centre, dental practices, and schools.

The town has a strong community spirit and a rich cultural life, exemplified by its acclaimed annual Arts Festival, a regular weekly market, and a popular monthly farmers' market.

Surrounded by the stunning Derbyshire countryside, the area is a paradise for walkers and outdoor enthusiasts. Nearby attractions include Stoney Wood, the Star Disc, Black Rocks, and the High Peak Trail, while Carsington Water, just a short drive away, offers a wide range of recreational activities.

Wirksworth also benefits from excellent transport links, with easy road access to Matlock, Ashbourne, Bakewell, and beyond. The nearby railway station at Cromford provides regular services to Derby, connecting swiftly to London St Pancras, making this an ideal location for both leisure and commuting.

## The Property

### Ground Floor

The part glazed stable style door opens to the

#### Entrance Hallway 8'10" x 4'11" (2.70m x 1.51m )

A welcoming space with characterful quarry tiled flooring and exposed ceiling beams, creating a warm, traditional feel. Inset spotlights add a modern touch. There is a solid oak worktop with shelving above and space below for a freezer. Through an opening is a useful cloak area for coats and footwear and beneath the stairs is another work surface with space beneath for an additional appliance.

A ledge and brace door provides access to the

#### Kitchen 8'8" x 7'1" (2.66m x 2.18m )

A stylish and well-appointed kitchen that makes excellent use of the space, featuring solid oak-framed wall and base units complemented by absolute black granite worktops and classic white tiled splashbacks. The inset stainless steel butler sink with independent mixer tap is perfectly positioned beneath a deep-set casement

window, looking out onto the front courtyard.

Appliances include an integrated AEG part-induction hob, a Bosch oven, and the kitchen also accommodates a Whirlpool dishwasher and Liebherr fridge. The room retains plenty of character with exposed beams, quarry tiled flooring (continued from the hallway), and a sleek gunmetal grey Bisque radiator. Finished with inset ceiling spotlights, this is a practical yet charming space. A door opens to the

#### Sitting Room 11'4" x 9'10" (3.47m x 3.01m )

A light and airy living space enhanced by a vaulted ceiling and, as well as the opening Velux roof light, there are two windows—one to the front aspect and another positioned at ceiling height, allowing plenty of natural light into the room. The focal point is the multi-fuel stove, set on a tiled hearth within a traditional Derbyshire stone surround, adding warmth and character. The room features oak flooring, a large exposed ceiling beam, and three stylish Flos wall lights in addition to the main ceiling fitting. A discreet cupboard beside the chimney breast houses the slimline electric boiler, which services the wet central heating system. Two tall gunmetal grey Bisque radiators provide a contemporary finish.

A door leads to the

#### Guest Bedroom 9'1" x 7'3" (2.77m x 2.23m )

This is a light room with a side aspect window looking out onto the courtyard. It benefits from underfloor heating beneath the quarry tiles in addition to the wall-mounted radiator. There is a wash hand basin with useful cupboard beneath.

### First Floor

The stairs leading up from the rear of the kitchen reach the

#### Landing/Study Area 7'8" x 6'1" (2.34m x 1.86m )

A charming and versatile space, ideal as a study or reading nook, with a deep window sill and covered radiator beneath, offering ample room for a desk and chair. Features include wooden flooring, inset spotlights, an exposed ceiling beam, and fitted bookshelves along one wall, adding both character and practicality.

Above the staircase from the ground floor is a cupboard housing the hot water cylinder. Doors from the landing provide access to the shower room as well as the staircase leading up to the main bedroom.

#### Shower Room 6'1" x 4'10" (1.86m x 1.48)

This partially tiled bathroom is fitted with a white three piece suite comprising wash hand basin, concealed unit WC and thermostatic shower in a corner cubicle. The floor is vinyl covered and there is a chrome ladder towel rail. A door opens to the airing cupboard which also houses the washing machine. The window to the side elevation allows superb views over the rooftops to the town and the countryside beyond.

## Second Floor

#### Main Bedroom 13'2" x 9'10" (4.03m x 3.00m )

A delightful double bedroom filled with natural light, thanks to windows on three aspects, each offering fabulous views over the rooftops and towards the surrounding countryside. The room features insulated timber-clad walls, adding both warmth and character to the space.

### Outside

The property features a paved courtyard to the front, enclosed by a traditional stone wall, offering a private and welcoming outdoor area. It has the benefit of an outside tap, storage shed and, behind the ground floor bedroom is a wood store. Stone steps to the side of the cottage provide access to the well-maintained terraced gardens at the rear, including a lawn with planted borders leading to a paved seating area. Further steps descend to a second paved seating area, creating multiple outdoor spaces to relax and entertain. The gardens enjoy a good degree of privacy and are the perfect spot to unwind while taking in the fabulous, far-reaching views across the surrounding countryside.

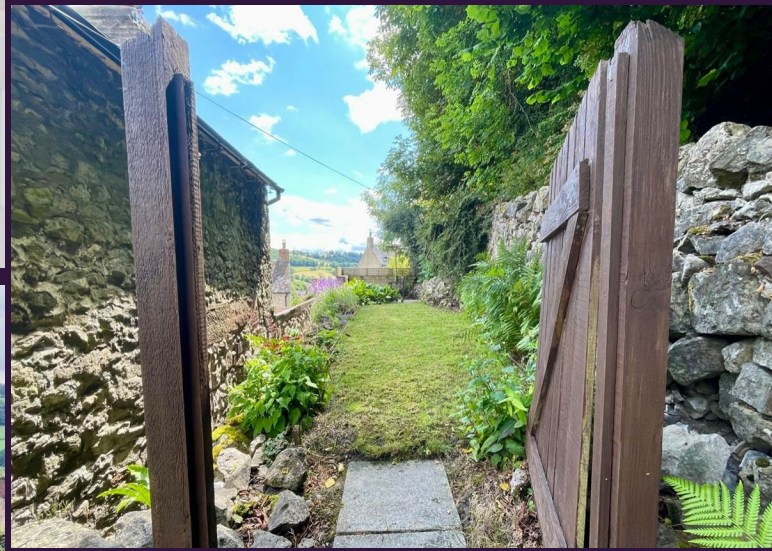
### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

### Directional Notes

From our Wirksworth office proceed left along the parade of shops bearing round to the left onto Dale End. Bear left again up The Dale. Walk a short distance up Bowling Green Lane (on the left hand side after No 34) and a pathway on the left leads to number 35.













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.

