



GRANT'S  
OF DERBYSHIRE

Greenhill, Wirksworth DE4 4EN  
Offers Around £285,000



Nestled on the picturesque Greenhill, this charming cottage offers an ideal blend of modern comfort and historical character. Built in 1900, the property has recently undergone thoughtful renovations, ensuring that it meets the needs of contemporary living while retaining its original charm. The layout provides a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it an ideal retreat for individuals or small families. This home offers convenient access to local amenities, shops, and transport links, making it an excellent choice for those seeking a vibrant community lifestyle. Whether you are a first-time buyer or looking to downsize, this charming terraced house in Wirksworth presents a wonderful opportunity to embrace comfortable living in a picturesque setting.

Viewing Highly Recommended. No Upward Chain.

## The Location

Just a short walk from the heart of Wirksworth, you'll have easy access to all the amenities needed for everyday life, including a weekly market, monthly farmers' market, independent shops, supermarkets, restaurants, cafes, pubs, a cinema, a library, leisure centre and essential services such as a medical centre, dentists, and schools.

Surrounded by stunning Derbyshire countryside, nature lovers will appreciate the abundance of scenic walks right from the doorstep, including Stoney Wood, the striking Star Disc (a modern stone circle), and footpath access to the High Peak Trail, perfect for exploring miles of rolling landscapes.

For those looking to venture further afield, the nearby towns of Ashbourne and Matlock offer additional amenities, while the cities of Derby, Nottingham, and Sheffield are all within an hour's drive. Just a few minutes away, Carsington Water provides opportunities for wildlife watching, walking, and water sports.

## Accommodation

### Ground Floor

From "Hardy's Hill" itself, the hardwood front entrance door opens into the:

#### Living Room 16'2" x 12'2" (4.94 x 3.72)

A spacious room with two front aspect windows with stone sill and stone tiled flooring. The Portwax wood burning stone provides a pleasing focal point to the room with stone lintel and raised hearth.

#### Kitchen 11'4" x 9'6" (3.47 x 2.92)

With a continuation of the stone tiled flooring from the living room, this contemporary kitchen is fitted with a range of wall, base and drawer units with solid oak worktop over and matching upstands and inset composite sink with swan neck mixer tap over. Integrated appliances include Lamona electric oven and Lamona induction hob with extractor hood over, Lamona dishwasher and fridge/freezer. There is also space and plumbing for a washing machine. A uPVC part glazed door provides access to the rear garden and two uPVC windows to the rear aspect brings in plenty of natural light.

## First Floor

Stairs from the living room reaches the

### Landing

From here pine doors lead to bedroom one and two and the family bathroom.

#### Bedroom One 13'2" x 9'1" (4.02 x 2.79)

A spacious double room with a feature paneled wall and window to the front aspect.

#### Bedroom Two 11'4" x 9'5" (3.47 x 2.88)

Another good sized double bedroom with uPVC double glazed window with a pleasant outlook of the rear garden.

#### Bathroom 9'9" x 6'7" (2.98 x 2.03)

This part tiled family bathroom is fitted with a three piece suite comprising low flush WC, vanity wash basin with cupboard beneath and panelled bath with thermostatic shower attachment. To the front aspect is a double glazed window with stone sill.

## Outside

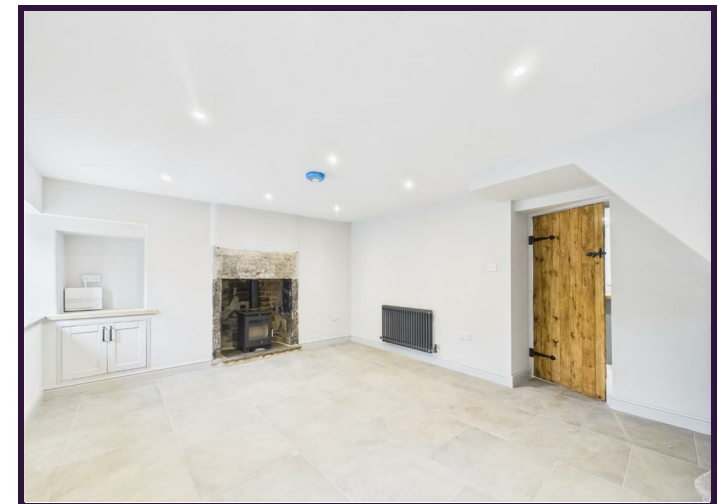
From the Kitchen/Diner, the rear aspect door leads out to a pathway where a few steps which rise to a quaint low maintenance garden. There is also a stone built store at the top of the garden which is ideal for gardening items and storage. There is no allocated parking with this property but there is a good sized parking area just below on The Dale which is on a first-come, first-served basis.

## 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 turn left along the parade of shops bearing round to the left onto Dale End. Bear left again up The Dale and continue past the houses and then the car parking spaces on the right hand side. There is a footpath just before the children's playground which leads up to a terrace of properties. Number 58 is the fifth property along.





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.

