



GRANT'S
OF DERBYSHIRE

Saddlers Cottage, North End, Wirksworth DE4 4FG
Offers Around £224,995

Grant's of Derbyshire are delighted to offer For Sale this beautiful double fronted Georgian terraced cottage which is situated at the heart of the popular market town of Wirksworth. Originally part of the White Lion Inn, the cottage as it is now has a spacious sitting room with wood burning stove, a dining kitchen, two double bedrooms and a characterful bathroom. On street parking is available outside. The cottage is currently being run as a very successful holiday let and all contents are available by separate negotiation if required. It is immaculately presented throughout and has undergone extensive refurbishment in the past few years including being re-rendered, the roof has been overhauled, there are new carpets/flooring throughout as well as a new kitchen and bathroom. No upward chain and viewing is highly recommended!



Location

Wirksworth offers a good variety of shops, restaurants, pubs and cafes, and a lively arts and social scene including the famous Arts Festival. There are medical facilities and good schools nearby, and excellent transport links including regular bus services, trains from nearby Cromford, and you can even catch a steam train to Duffield on the Ecclesbourne Valley Railway on special occasions! The Derbyshire Dales offer beautiful countryside walks and cycle rides, and nearby Carsington Water has water sports, walks and wildlife. A short drive takes you to the Peak District National Park.

Set in the heart of Wirksworth's conservation area but tucked away from the bustling main street, North End has a history all of its own. Originally the town's main thoroughfare and a manufacturing centre for red tape, it is now a mainly residential street with beautiful period homes, the independent Northern Light Cinema and a charming low key pub, the Royal Oak. Walk a short distance along Coldwell Street, past the monument and old Baptist Church, and you are in the town centre with all the amenities that it has to offer.

Ground Floor

From North End, a panelled timber front door opens into the

Dining Kitchen 14'3" x 13'7" (max) (4.35m x 4.15m (max))

With wood effect flooring, this kitchen is fitted with a range of wall and base units with roll top work surfaces, smart tiled splash backs and an inset one and a half bowl sink with swan neck mixer tap. There is space and plumbing available for a washing machine as well as a dishwasher and currently in situ is a Rangemaster double range with stainless steel extractor hood over. There is space for a freestanding fridge freezer and a built-in cupboard with louvred doors provides useful storage as well as housing the gas fired Vaillant combination boiler. Beneath the window to the front aspect is ample space for a dining table and chairs and to the side of the room a part glazed door opens to the

Sitting Room 20'6" x 13'3" (max) (6.25m x 4.04m (max))

This is a spacious but cosy room in which the focal point is the stone fireplace housing the wood burning stove upon the stone hearth. To the front aspect is a part glazed entrance door and a sash window and to the rear is an additional window with stone shelf beneath. The room is lit by newly installed LED spotlights as well as wall lights. There is a generously sized storage cupboard under the stairs which lead off from the back of the room and up to the

First Floor

Landing

With display shelves above and to the side. Panelled doors provide access to the two bedrooms and the bathroom.

Bedroom One 4.18m x 3.67m (max)

This is a good sized double bedroom with the window to the front aspect allowing a most pleasant outlook over the surrounding historic buildings to the hillsides beyond. In the corner of the room an original ledge and brace door opens to reveal a deep wardrobe with hanging rail and shelves. A small loft hatch gives access to the roof space.

Bedroom Two 13'8" x 12'6" (max) (4.18m x 3.83m (max))

Currently used as a twin room, this generous double also has a delightful view of this historic corner of Wirksworth from its sash window to the front aspect.

Bathroom 9'5" x 8'11" (max) (2.89m x 2.74m (max))

The characterful bathroom has feature beams and striped pine floorboards. It has recently been refitted with a white three piece suite comprising dual flush WC, pedestal wash hand basin and a P-shaped bath with rainfall shower over. There is ample natural light from the double glazed Velux window and there is also a beautiful custom made stained glass window onto the stairs. Antique pine doors open into an over stairs storage cupboard.

Outside

Whilst there is no garden with the property, there are plenty of green spaces nearby, and lovely walks from the doorstep around the town itself and surrounding countryside. Overnight on-street parking and day-time short stay is available adjacent to the property and there is a free car park at the far end of North End.

Property Notes

The property is being sold with no upward chain. The current owners are tied into a contract with Sykes Cottages until January 2026 and would need to honour any bookings during this period. Please note, these bookings could potentially be moved into the new owners name.

The house stands in the Wirksworth Conservation Area, but is not listed.

Mains gas central heating throughout.

We are informed that connections to fast broadband and 4G mobile data are available at this location.

The building has some irregular room shapes. All measurements are taken at the longest/widest points, and the floor plan is an approximation.

Council Tax Information

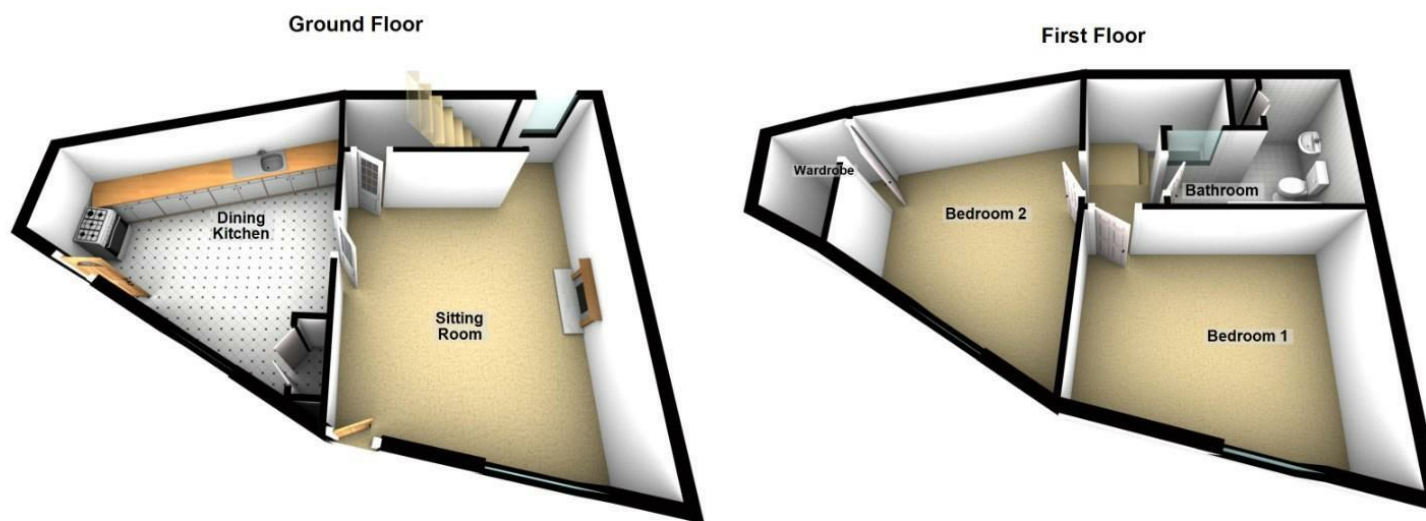
The property is currently being run as a successful holiday let, so is not rated for council tax. If purchasing as a holiday let then 100% business rates relief may be available - please ask for more details. If purchasing as a home then the property would need to be assessed for Council Tax by Derbyshire Dales District Council.

Directional Notes

From our office in Wirksworth Market Place proceed across the road and turn down Coldwell Street (between the Town Hall and Red Lion Inn). Take the second turning on the left onto North End. Saddlers Cottage is the first property on the left hand side.







This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

