



GRANT'S
OF DERBYSHIRE

2 Cavendish Cottages Cromford Road, Wirksworth DE4 4FP
£300,000

Charming Three-Bedroom Cottage in the Heart of Wirksworth Now Available for Sale!

This delightful and spacious cottage is ideally located within easy walking distance of Wirksworth town centre, offering excellent transport links and a wide range of local amenities. Set over two floors, the property benefits from uPVC double glazing with wooden shutters, gas central heating throughout, and the roof has been refitted in recent years. The ground floor features a generous sitting/dining room, a well-equipped kitchen, and a practical pantry/utility room. Upstairs, you'll find three comfortable bedrooms and a stylish family bathroom. Outside, the property enjoys a gravelled driveway to the front with parking for 1 - 2 vehicles and a private enclosed courtyard to the rear with the fantastic addition of a home office / creative studio. Offered with no upward. Early viewing is highly recommended.



Location

This property is just minutes away from the heart of Wirksworth's historic town centre, with a good range of independent 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! The Derbyshire Dales offer beautiful countryside walks and cycle rides, and nearby Carsington Water has watersports, walks and wonderful wildlife. A short drive takes you to the Peak District National Park. Nearby towns such as Ashbourne and Matlock offer further facilities, and the city of Derby is just half an hour away by car. Chesterfield, Nottingham and Sheffield are also within easy reach.

Ground Floor

The property is accessed via a gravelled pathway (where there are currently a number of well-stocked raised beds), that leads directly to the part glazed front entrance door. This opens into the:

Entrance Porch 5'8" x 4'5" (1.75 x 1.37)

With its original terracotta tiled flooring and a double-glazed front-facing window, this space is ideal for storing coats, bags, and muddy boots!

Living / Dining Room 25'11" x 11'3" (7.90 x 3.45)

This fantastic room is full of character and charm, anchored by original inglenook fireplaces at either end, in the sitting room area there is a handsome log burning stove. Two generous front-facing tip and tilt windows flood the space with natural light, complemented by bespoke wooden shutters for a contemporary edge. It's a versatile space, perfect for dining, entertaining, or simply relaxing. The original wooden door leads into the

Rear Hallway 11'2" x 5'10" (3.42 x 1.80)

Featuring original terracotta tiles, a wooden staircase, and matching doors, this welcoming space offers access to the kitchen and utility/pantry. Generous under-stair storage adds practicality to its homely charm.

Kitchen 10'2" x 9'5" (3.12 x 2.88)

With a continuation of the original tiled flooring, this is another generous room, full of character and with space for food storage, preparation and dining. The room is fitted with a good range of cream, cottage style wall, base and drawer units with a wooden worktop and tiled splashback. There's a double, butler sink which sits beneath the window offering views of the rear courtyard garden. Integrated appliances include a cream Rangemaster cooker which features a five ring gas hob and electric double oven below. There is a freestanding fridge freezer and dishwasher and you will also find the gas boiler in here.

Utility Room / Pantry 10'1" x 3'11" (3.08 x 1.20)

A useful space with rear-facing window, space and plumbing for a washing machine, and room for a tumble dryer - ideal for storage and everyday convenience.

First Floor

The charming exposed wooden staircase with carpet runner and exposed floorboards, combined with a rear-facing window, create a bright and airy atmosphere. You will find access to the loft space on the landing, the loft is part boarded and accessed with a pull-down ladder. Doors lead to three well-proportioned bedrooms and the

Bathroom 9'11" x 3'10" (3.03 x 1.19)

This well-appointed bathroom features slate-effect tiled flooring and is mostly tiled throughout, offering a low-maintenance finish. A rear-facing uPVC double glazed window with obscured glass provides natural light while maintaining privacy. The space is fitted with a modern three-piece suite, including a pedestal wash hand basin, panelled corner bathtub with electric shower overhead, dual flush WC, and a contemporary chrome ladder-style radiator.

Bedroom One 13'4" x 11'4" (4.08 x 3.46)

A generous double bedroom with a high ceiling and front aspect uPVC double glazed, tip and tilt window with wooden shutters.

Bedroom Two 11'3" x 10'2" (3.43 x 3.12)

Another good-sized double bedroom with a front aspect uPVC double glazed, tip and tilt window with wooden shutters.

Bedroom Three 10'2" x 9'3" (3.11 x 2.83)

With a rear aspect uPVC double glazed window, again with wooden shutters, which overlooks the rear courtyard garden. An airing cupboard houses the hot water tank whilst providing storage.

Home Office / Studio 9'5" x 7'6" (2.88 x 2.29)

You'll find this fabulous space in the courtyard garden - originally the old wash house. With charming quarry tiles, striking full-height windows, and generous proportions, it offers the ideal setting for a home office, creative studio, or workshop. Adjoining this is another...

Outside Store 8'7" x 3'10" (2.64 x 1.18)

A great space for storing logs and other garden items.

Outside WC

Offering further storage solutions.

Outside & Parking

To the front of the property there is a gravelled driveway which currently offers parking for one vehicle, the current owners have placed raised beds here, if these were removed, there would be space for additional parking however, the raised beds provide a very pleasant scene. To the rear there's a beautiful courtyard garden, enclosed by stone walling with the outbuildings mentioned above. A timber gate opens to the shared access pathway with access to a free, communal car park which is accessed from Old Lane.

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.

Directions

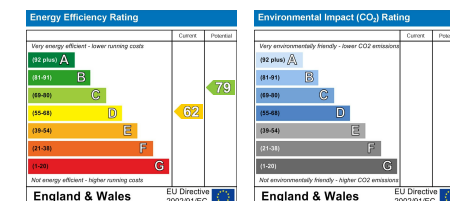
From the Market place in Wirksworth take the B5036 towards Cromford shortly before the tuning for Old Lane there is a left hand turn for Cavendish Cottages. The property can be found second from bottom of the road on the right hand side. We advise you to park in Old Lane Car Park for your viewing.







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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