

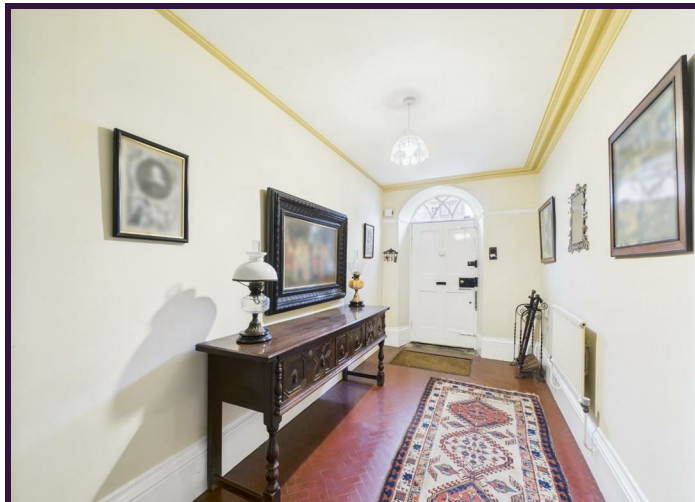


GRANT'S  
OF DERBYSHIRE

Ashcombe House, 42 St. Johns Street, Wirksworth DE4 4DS  
Offers Around £650,000



Occupying a prime position in the centre of the charming market town of Wirksworth, this well-maintained Grade II listed Georgian residence effortlessly combines period elegance with contemporary comfort. Wonderfully spacious and brimming with character, the property has a wealth of original features and is well presented throughout. Set behind an enclosed front curtilage, the home offers an exceptional level of privacy rarely found in a town centre location. To the rear, the expansive, beautifully landscaped private garden boasts two large lawns, a paved area, a yard, and a newly planted orchard. Among its features, the garden also includes an Ice House with brick-lined vaulted ceilings. The home benefits from gas central heating on the ground floor and a replacement of the main roof covering in 2015. Spanning three generous floors, the flexible accommodation includes a substantial entrance hallway, an elegant dining room, two reception rooms, a spacious kitchen with an adjacent utility room, pantry, and workshop/large store. The upper floors feature two sitting rooms or bedrooms, four well-proportioned bedrooms, a family bathroom, a separate shower room, and an additional WC. Offered with no upward chain, this exceptional home provides a rare opportunity to own a piece of local history. It offers flexible living spaces perfect for family life, work-from-home setups, or multi-generational living. The vendor is open to selling selected furniture or the complete contents by separate negotiation. A Virtual Tour is available, and early viewing is highly recommended to fully appreciate everything this extraordinary home has to offer.



## Ground Floor

The property is accessed via the wrought iron gate which enters the fully enclosed front garden. Two steps lead to the traditional wood panelled front entrance door and into the:

## Entrance Hallway 13'6" x 6'7" (4.14m x 2.02m)

The impressive hallway has traditional tiled flooring with original cornice and skirtings, making this the most welcoming entrance to this impressive home. With a beautiful feature archway which leads to the rear hallway, with original feature staircase that rises the first floor. A classic recessed wood panelled door leads into the:

## Breakfast Room 13'8" x 14'8" (4.18m x 4.48m)

A characterful room, east facing with original cornice and skirtings, wooden floorboards, recessed shelving and cupboard with traditional wooden doors. This room has front aspect sash windows with original wooden shutters and a gas fireplace with wood mantel and tiled hearth and back. An original wooden door leads down a step into the:

## Kitchen 16'0" x 10'11" (4.89m x 3.34m)

With quarry tiled flooring and two side aspect sash windows with secondary glazing, this room is fitted with wooden base units with wood effect work tops over and a double stainless steel sink with mixer tap over. There's an original wooden recessed cupboard which provides lots of storage space, a kitchen maid clothes airer and a beautiful alabaster fireplace which houses the AGA range cooker with two ovens and two hot plates. Further appliances in situ include an a 'Stoves' oven with gas hob and a family sized dishwasher. Original doors open to the utility room, pantry and side entrance hallway.

## Utility Room 9'10" x 7'7" (3.02m x 2.33m)

With a continuation of quarry tiled flooring, this room has a side aspect window with obscured glass and there's plenty of space for bigger household items. There's also space and plumbing for an automatic washing machine and a free-standing fridge/freezer (both currently in situ) and the BAXI combi boiler can be found here too. A wooden latched door opens into a:

## Large Store 5'10" 13'2" (1.78m 4.02m)

With a couple of steps, flagstone floor and side aspect window with obscured glass. This room houses the fuse board, gas meter and electric meter and is ideal for household storage.

## Pantry

With two steps that lead down, flagstone flooring and a side aspect window with obscured glass. This room has lots of fitted shelving and is perfect for food, beverages and kitchen essentials.

## Side Entrance Hallway 3'10" x 7'7" (1.19m x 2.33m)

With a wood panelled side aspect door and quarry tiled flooring. Steps lead to an original door that opens into the rear hallway. Here there's original coving and skirting boards, a beautiful arched recessed cupboard and doors which lead to the rear dining room, sitting room and downstairs WC. A stunning Georgian staircase rises to the first floor landing.

## Rear Dining Room 19'0" x 13'2" (5.81m x 4.03m)

A beautifully bright room with a rear aspect box bay window with sash windows which overlook the picturesque extensive gardens. With original cornice, ceiling rose and skirtings and a feature fireplace with wooden mantel, gas fire and tiled hearth and back.

## Sitting Room 22'0" x 13'4" (6.73m x 4.08m)

A spacious room with a rear aspect canted bay window with sash windows which flood this room with lots of natural light. A rear aspect door with glazed panel provides direct access to the external veranda and in turn, the beautifully maintained two tiered garden. With original cornice, ceiling rose and skirtings and a feature fireplace with wood mantel, gas fire, tiled back and hearth.

## Downstairs WC 3'2" x 7'2" (0.99m x 2.19m)

With rear aspect windows with obscured glass, tiled flooring and fitted with a two piece suite consisting of low level flush WC and pedestal wash hand basin.

## First Floor

The beautiful Georgian staircase rises to the first floor landing, passing two rear aspect sash windows which overlook the stunning gardens. The first two doors access bedroom one and bedroom two/sitting room two. The landing splits in two directions with further doors opening to the bathroom, shower room, separate WC, bedroom three/sitting room three and bedroom six. A further Georgian staircase rises to the second floor.

## Bedroom One 13'9" x 13'4" (4.20m x 4.08m)

A spacious room with a rear aspect canted bay window with sash windows which flood this room with lots of natural light and provide spectacular views over the rear gardens. With original cornice and skirtings and a feature fireplace with gas fire.

## Bedroom Two / Sitting Room Two 19'1" x 13'3" (5.84m x 4.04m)

Another good sized room with wooden floorboards and a rear aspect box bay window with sash windows which provide lovely views over the rear garden. With original cornice and skirtings and a feature fireplace with log burner style gas fire. This room is currently utilised as a second sitting room but would make a fantastic double bedroom.

## Bathroom 8'4" x 8'10" (2.55m x 2.71m)

A part tiled room with side aspect windows with obscured glass and fitted with a two piece suite consisting of wall hung wash hand basin and tiled panel bathtub.

## Shower Room 7'11" x 10'9" (2.43m x 3.28m)

A part tiled room with a side aspect sash window and lots of original recessed cupboards, perfect for towels, linen and bathroom essentials. This room is fitted with a double walk in shower cubicle with mains shower over and a pedestal wash hand basin. There's a ladder style heated towel rail, electric 'Glen' heater and Baxi Brazillia radiator.

## WC 3'4" x 3'0" (1.02m x 0.92m)

With a side aspect sash window with obscured glass and fitted with a low level flush WC.

## Bedroom Three / Sitting Room Three 13'11" x 14'10" (4.25m x 4.54m)

A characterful room with exposed ceiling timbers. front aspect stone mullion windows with window seat bench and views towards the surrounding countryside. This room also has a feature fireplace with gas fire. Currently utilised as a third sitting room but spacious enough for a third double bedroom.

## Bedroom Six 9'9" x 6'9" (2.98m x 2.06m)

With front aspect stone mullion windows with secondary glazing and a window seat bench. This room has as beautiful exposed stone wall and cast iron fireplace. This room is the smallest of the bedrooms but could fit a single bed or be utilised as a study if preferred.

## Second Floor

A beautiful Georgian staircase rises from the first floor landing to the second floor, passing two rear aspect sash windows which have stunning views over the rear gardens.

## Bedroom Four 19'9" x 13'6" (6.02m x 4.13m)

A fourth double bedroom with wooden floorboards and rear aspect sash windows which overlook the stunning rear gardens. This room also has a beautiful cast iron fireplace.

## Bedroom Five 13'8" x 15'0" (4.17m x 4.59m)

A fifth double bedroom, with lots of original features including front aspect stone mullion windows with window seat bench and views towards the surrounding countryside and a beautiful cast iron fireplace. One door opens into a dressing room /study area and another into a snug / roof store.

## Dressing Room / Study 13'6" x 6'7" (4.12m x 2.02m)

With a front aspect stone mullion window with window seat bench. This room makes the ideal dressing room or even a small study if desired.

## Snug / Roof Store 8'8" x 13'0" (2.65m x 3.97m)

A half size wooden door opens from bedroom five into this handy area. This room has a side aspect window, exposed chimney breast, under eaves storage and power and light. Currently used as a storage room but this could be converted into a fantastic snug.

## Outside & Parking

To the front of this property, there's a fully enclosed patio garden, laid with paving stones with a well established hedgerow and flower bed with beautiful Spanish bluebells. To the side, there's a driveway which provides off-road parking and a gate which opens to a paved yard with two outdoor stores which are ideal for garden storage (store one - 2.89m 1.91m / store two - 1.08m x 1.99m) . A further gate leads to the extensive, fully enclosed rear garden which is set over two tiers. The first with a lovely veranda, accessed from the sitting room, with cobbled stone and paved patio area, ideal for alfresco dining or that morning cup of coffee, a large lawn with pathway around the perimeter and flowers beds with an abundance of trees, shrubs and flowers including japonica, Korean privet, Spanish bluebells, lilac, forget-me-not, primrose and peonies. Steps lead down to the second tier which also has a large lawn, this time with many fruit trees including German apple, pear, plum, crab apple and sweet cherry. There's also a large vegetable patch with rhubarb and chives and plenty of space for further planting as well as steps that lead down to the

## The Ice House

Built into the garden terrace wall in the lower garden is what has always been regarded as a domestic ice house. This structure dates between 1821 and 1837. It comprises of two brick built vaulted chambers, the outer and the inner. There is a small aperture in the outer chamber, and it is presumed that the inner chamber would have been used for the storage of ice. The outer chamber is approximately 5 metres square and two metres high.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3369 per annum.

## Directional Notes

From our office at the Market Place, proceed down St John Street, on the same side of the road and the property will be found on the right hand side, as identified by our For Sale sign.

















Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

326.3 m<sup>2</sup>

3511 ft<sup>2</sup>

Reduced headroom

4.5 m<sup>2</sup>

48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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