



GRANT'S  
OF DERBYSHIRE

27 Coldwell Street, Wirksworth DE4 4FB  
Asking Price £240,000



This characterful, three storey terraced cottage is located close to the centre of the historic and sought after town of Wirksworth. Believed to date back to the early 1800's the property retains many fine original features and benefits from gas central heating. Well presented throughout, the accommodation is arranged over three levels and briefly comprises; entrance porch, sitting room, dining kitchen, two double bedrooms, shower room and Derbyshire landing, which is currently used as a study area. This property also benefits from a vaulted cellar and quaint rear courtyard. Viewing highly recommended. Video tour available.



## Ground Floor

To the front of the property two stone steps lead up to the timber entrance door with window over. This opens into the

### Entrance Porch 3'4" x 3'2" (1.03m x 0.97m)

With tiled flooring and one step up and through the part glazed door into the

### Sitting Room 13'1" x 12'2" (4.01m x 3.72m)

The focal point of this most welcoming sitting room is the fireplace which houses the traditional multi-fuel burner. This has the original substantial Derbyshire stone lintel with soot door above. There is built-in shelving in the recesses to each side of the chimney breast. The room is lit by wall lights as well as the central ceiling light and the original ceiling timbers remain exposed. There are attractive mullioned windows to the front aspect which let in plenty of natural light and have a deep sill beneath. To the rear of the room a ledge and brace door opens to the staircase leading up to the first floor and a stable style door provides access to the

### Dining Kitchen 14'10" x 7'6" (4.54m x 2.31m)

With Fired Earth tiles to the floor this kitchen is fitted with a range of blue wooden wall, drawer and base units with roll top work surfaces and tiled upstands. Inset appliances include the double gas oven and the four ring electric induction NEFF hob with extractor hood over. There is space and plumbing for a washing

machine as well as under counter space for a fridge. The one and a half bowl stainless steel sink is ideally located beneath the large window to the rear of the room looking out onto the quaint courtyard. A door opens to the steps leading down to the cellar and a glazed door opens to the exterior.

### Cellar 13'0" x 11'7" (3.97m x 3.55m)

Stone steps from the kitchen lead down to this very usable brick vaulted cellar. Of a good size and benefiting from power and light and having the original thravls in place.

## First Floor

### Landing

From here doors open to the bathroom and bedroom one and the staircase continues up to the second floor.

### Bedroom One 13'2" x 10'9" (4.02m x 3.29m)

This is a very good sized double bedroom with painted wide boards to the floor, two fitted double wardrobes and a mullioned window to the front aspect.

### Shower Room 8'0" x 5'2" (2.44m x 1.58m)

This L-shaped room with vinyl flooring is part tiled and fitted with a low flush WC, double walk-in shower cubicle with glass screen and mains shower over and a square pedestal wash hand basin. There are three obscured glass windows to the rear with stone mullions and a fitted cupboard houses the combi boiler and provides useful storage.

## Second Floor

The stairs rising from the first floor lead into the

### Derbyshire Landing 8'3" x 7'3" (2.52m x 2.22m)

The landing is sizeable enough to accommodate, as now, an office/study area. The three windows to the rear with deep sills provide rooftop views over North End and up towards Greenhill.

### Bedroom Two 13'1" x 12'2" (3.99m x 3.73m)

Another spacious, and an especially light, room at the front of the house with lovely mullioned windows. With wooden flooring and a cast iron feature fireplace with stone hearth, it is used by the current owner as a second reception room.

## Outside

To the rear of the property, accessed from the kitchen, is a modest yet fully enclosed courtyard.

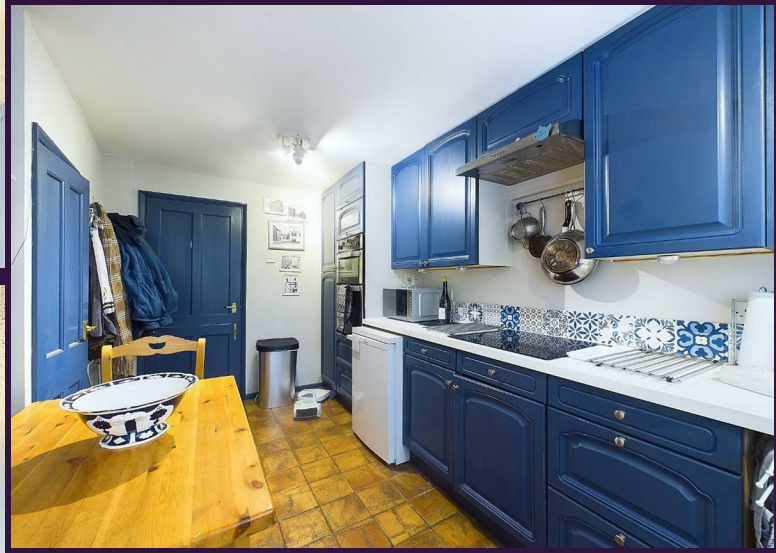
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

## Directional Notes

From our office in the Market Place proceed across the road and down Coldwell Street past the Red Lion Hotel. Follow the road down and number 27 is on the left hand side, the second house after North End.





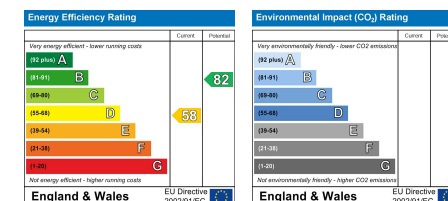








Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of 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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