



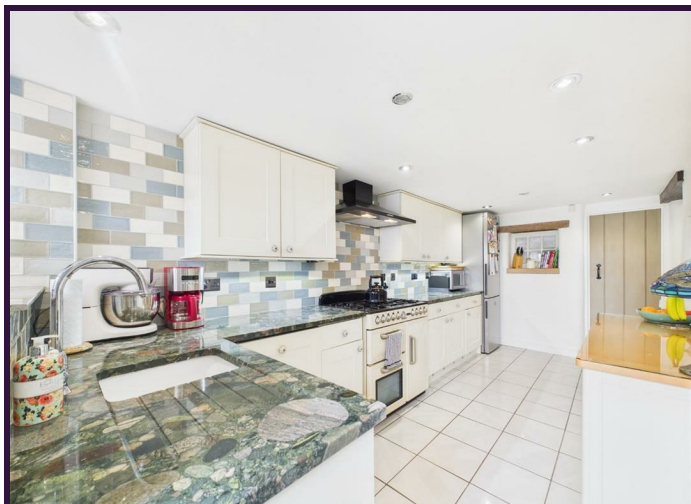
GRANT'S  
OF DERBYSHIRE

Miners Standard, 7 The Lanes, Bolehill DE4 4GJ  
Offers In The Region Of £550,000

Set in an idyllic elevated position enjoying commanding views over the town of Wirksworth and the surrounding countryside, this beautifully presented Grade II listed semi-detached property forms part of the historic Miners Standard public house. Brimming with charm and character, this unique stone-built home boasts three double bedrooms, including an en-suite shower room as well as a stylish family bathroom. The ground floor offers two inviting reception rooms - a cosy sitting room with a log-burning stove and a formal dining room - alongside a breakfast kitchen, an inner hallway with study area, and a utility/guest cloakroom. The cellar provides additional useful storage. Externally, the property is set within approximately a half an acre of beautifully maintained gardens, offering a mix of lawn, mature planting, and seating areas to enjoy the panoramic views. A private driveway provides ample off-road parking.

The property features gas central heating, with a new boiler installed in 2022 and updated radiators throughout. Additionally, the ground floor—excluding the cellar—benefits from underfloor heating.

This rare opportunity combines character, space, and setting — a truly special home in a picturesque location.



## Location

The property is situated in The Lanes, Bolehill a highly sought-after hamlet enjoying an elevated position just a short distance from the vibrant market town of Wirksworth. Surrounded by stunning countryside, it is just a 10-minute walk to Black Rocks and the High Peak Trail, a 17.5-mile traffic-free route ideal for walking, cycling, and horse riding.

Bolehill boasts a welcoming and active community, hosting regular events such as open gardens and village garage sales. Wirksworth, accessible by a short drive or a scenic walk across the fields, offers a blend of amenities and culture. This thriving town provides a range of independent shops, cafés, pubs, and the acclaimed Northern Light Cinema. It also has excellent local schools, medical facilities, and a weekly market every Tuesday, along with a monthly farmers' market. Wirksworth is well known for its creative spirit, hosting a renowned Arts Festival each September that draws visitors from across the region. With its strong sense of community and rich cultural life, the area offers an enviable balance of rural tranquillity and vibrant town living.

## The Property

### Ground Floor

From the flagged terrace to the front of the home is a part glazed stable style door opening into the

### Kitchen 16'0" x 7'8" (4.89m x 2.34m )

A well-appointed kitchen with polished tiled flooring and fitted with a good range of wall and base units, all topped with elegant granite work surfaces and complemented by stylish tiled splashbacks. An inset sink with swan neck mixer tap is positioned beneath a front aspect window,

enjoying delightful views across the town to the open countryside beyond.

The kitchen features a Leisure range-style cooker with five gas burners, double oven, and grill, with an extractor canopy over. Also included is an integrated dishwasher, under-unit lighting, inset spotlights, and ample space for a freestanding fridge/freezer. To the rear of the room, two ledge and brace door with Suffolk latches provide access to the sitting room and the inner hallway.

### Sitting Room 15'7" x 11'2" (4.75m x 3.42m )

A generously proportioned and characterful sitting room, enjoying natural light from a side aspect sliding sash window and a front-facing window overlooking the garden. The room is full of period charm, with red and black quarry tiled flooring, painted ceiling timbers, and exposed lintels over the windows and doors. The focal point of the room is a beautiful fireplace with an exposed dressed stone surround, heavy gritstone lintel, and raised hearth. This houses a wood-burning stove and creates a warm and inviting atmosphere. To the left of the chimney breast are built-in Salt Cupboards with fitted shelving which add to the character and provide useful storage. The room is lit by wall lights as well as the central ceiling fitting.

To the side of the room is part-glazed door opening to the exterior, adjacent to which is a ledge and brace door with Suffolk latch leading through to the dining room.

### Dining Room 12'0" x 11'5" (3.67m x 3.49m )

A warm and inviting reception room, ideal for both everyday dining and entertaining. The space is enhanced by quality wood effect flooring, a front aspect sliding sash window, and a heavy exposed

ceiling beam. A feature fireplace with a substantial gritstone lintel and raised hearth adds character and a focal point to the room. Lighting is provided by a combination of wall lights and a central ceiling fitting.

### Inner Hallway 14'6" x 6'3" (4.43m x 1.91m )

A practical and well-lit space with ceramic tiled flooring and a staircase rising to the first floor. There is ample room for hanging coats and storing footwear, with additional space beneath the stairs that lends itself well to a study area or reading nook.

A ledge and brace door leads back to the sitting room, while further doors provide access to the utility/cloakroom and cellar.

### Cloakroom/Utility 5'6" x 5'1" (1.69m x 1.57m )

A practical and neatly presented space with half tiled walls and a continuation of the ceramic tiled flooring. Fitted with a low flush W.C. and a corner wall-hung wash hand basin, the room also offers plumbing and space for an automatic washing machine along with a vent and space for a tumble dryer—making it a useful combination of guest cloakroom and utility area.

### Cellar 12'11" x 9'4" (3.94m x 2.87m )

A most useful space. The cellar retains period charm with stone flag flooring, a barrel-vaulted ceiling, and original stone thralls, offering excellent storage.

### First Floor

The staircase leading up from the inner hallway reaches the

### Landing

A bright and airy space, naturally lit by a Velux

roof light along with a rear aspect window which overlooks the garden. Doors lead to the three bedrooms and the family bathroom, while an additional door opens to a useful airing cupboard, which provides storage and houses the gas-fired combination boiler supplying the home's hot water and central heating. This was installed in 2022.

#### **Bedroom One 12'9" x 9'1" (3.90m x 2.78m )**

A light and well proportioned double bedroom with wooden flooring and a front aspect sliding sash window enjoying the commanding views that define the property's elevated position. A half-glazed panelled door to the side provides direct access to the patio areas, blending indoor comfort with outdoor living. A ledge and brace door with Suffolk latch opens to the ensuite.

#### **Ensuite Shower Room 6'0" x 3'9" (1.85m x 1.16m )**

A bright and neatly appointed space with a side aspect window, part tiled walls, and patterned vinyl flooring. Fitted with a three-piece suite comprising a dual flush WC, wall-hung wash hand basin, and a corner shower cubicle with a thermostatic shower with both rainfall and handheld fittings. The room also features a ladder-style heated towel radiator and an extractor fan

#### **Bedroom Two 12'0" x 11'8" (3.66m x 3.56m )**

A beautiful and spacious double bedroom with wooden flooring and front aspect sliding sash windows that provide superb far-reaching views over the town and open countryside beyond. The room retains period charm with an early original fireplace, complete with a stone surround, cast iron insert, and grate, adding character and a focal point to this lovely space.

#### **Bedroom Three 16'4" x 11'3" (4.99m x 3.45m )**

A generously sized double bedroom with a side aspect cottage-style window offering far-reaching views over the town and surrounding open countryside. A pair of pine batten doors open to a built-in cupboard with fitted shelving, providing convenient storage.

#### **Bathroom 7'8" x 5'6" (2.36m x 1.70m )**

A stylish and recently refitted bathroom finished to a high standard, with patterned tiled flooring and part tiled walls. The suite comprises a low flush WC, pedestal wash hand basin, and a clawfoot bath with mixer tap and shower attachment over, blending classic design with modern comfort. Additional features include a traditional dual-fuel heated towel radiator, extractor fan, and inset spotlights, creating a bright and welcoming space.

#### **Outside**

The property is approached via a sweeping driveway offering off-road parking for several vehicles. To the front of the home lies a beautiful flagged patio area, ideal for al fresco dining or simply relaxing while enjoying the Southerly aspect and superb open views. A good-sized lawned area also lies to the front, enhancing the property's welcoming appeal. Stone steps beside the entrance door lead to a broad flagged pathway that wraps around to the rear of the home, where there is a further flagged seating area. Enclosed by attractive stone walling and enhanced with feature lighting, this private space includes a log store and offers a peaceful setting for outdoor enjoyment.

To the left of the property, wooden and gravelled steps rise to the terraced rear garden, thoughtfully arranged in distinct areas. The first is a level gravelled terrace - a perfect

vantage point to sit and take in the spectacular views or ideal for placing greenhouses. Beyond this lies a lawned garden enclosed by timber fencing, complete with fruit trees and steps leading to a pond.

At the highest level, the garden transitions into a wild meadow, leading to a stone boundary wall where a bench has been positioned to take full advantage of the breathtaking panoramic views across the garden and surrounding countryside.

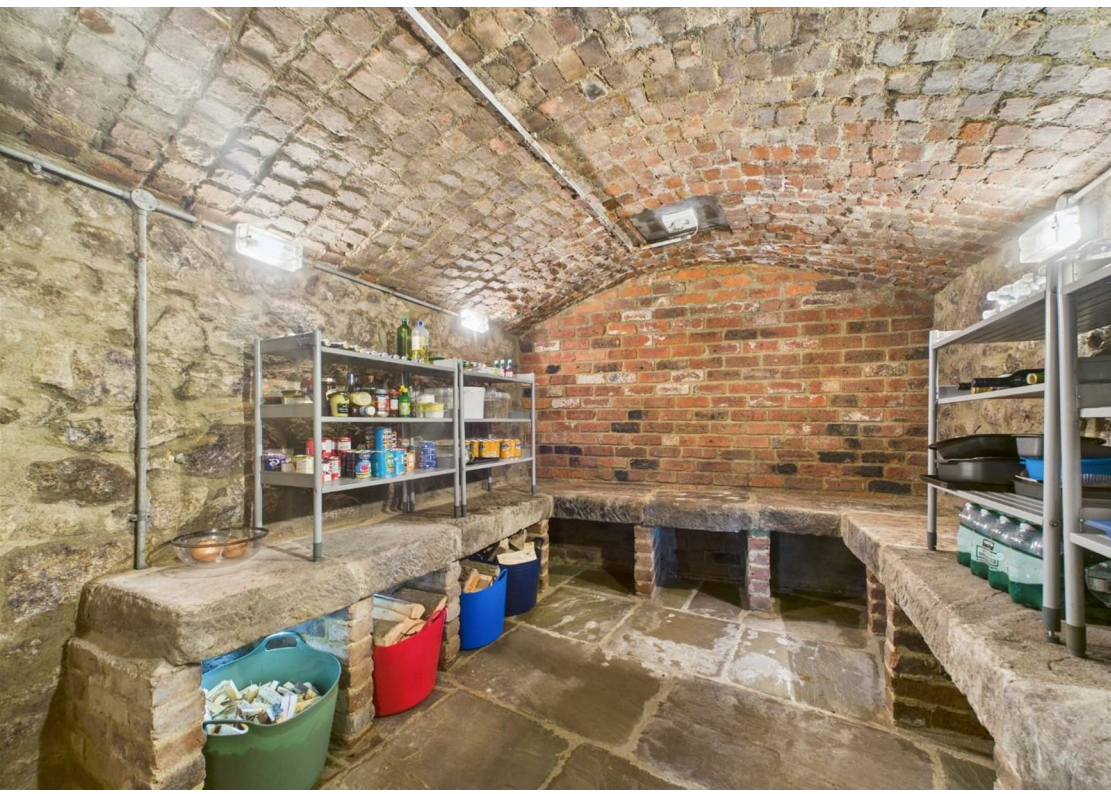
#### **Council Tax Information**

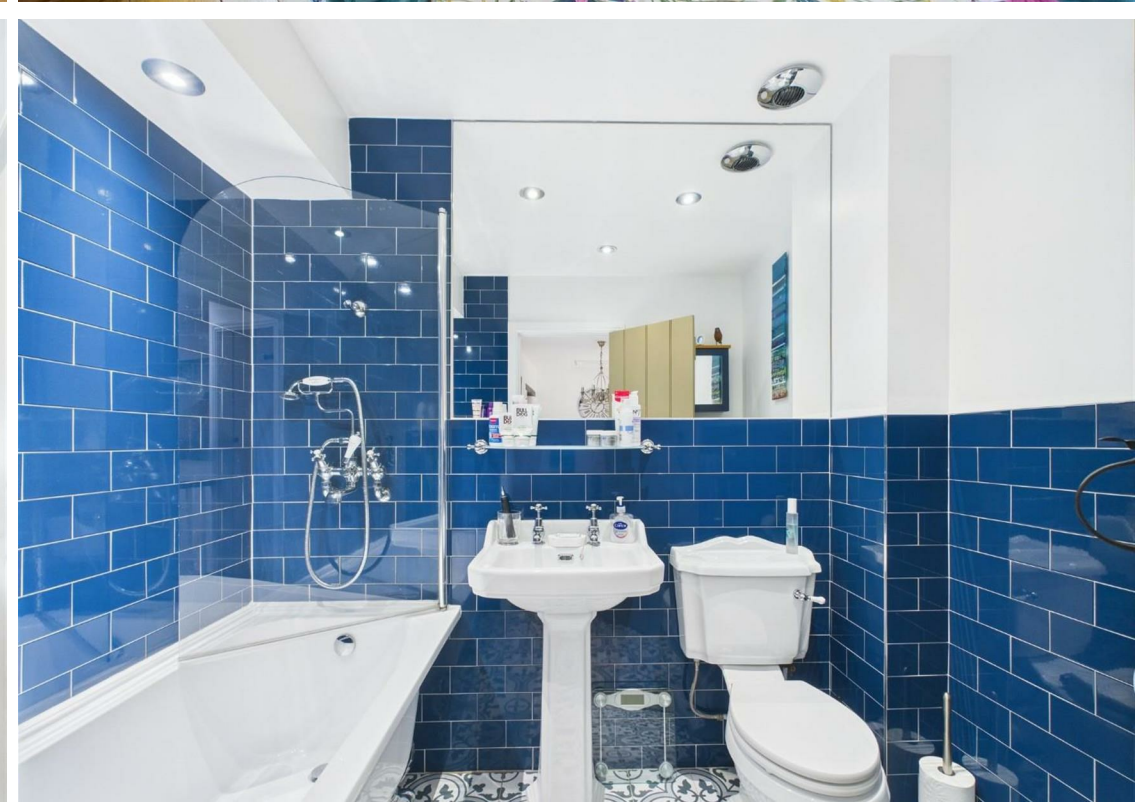
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

#### **Directional Notes**

This home is best approached by leaving Wirksworth Market Place along Cromford Road and up Steeple Grange. Take the right hand turning at the War Memorial onto New Road and continue to the top. At the junction turn right then almost immediately turn left onto 'The Lanes' where this property can be found on the left hand side.







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Floor 0



Floor 1

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

118 m<sup>2</sup>  
1270 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.