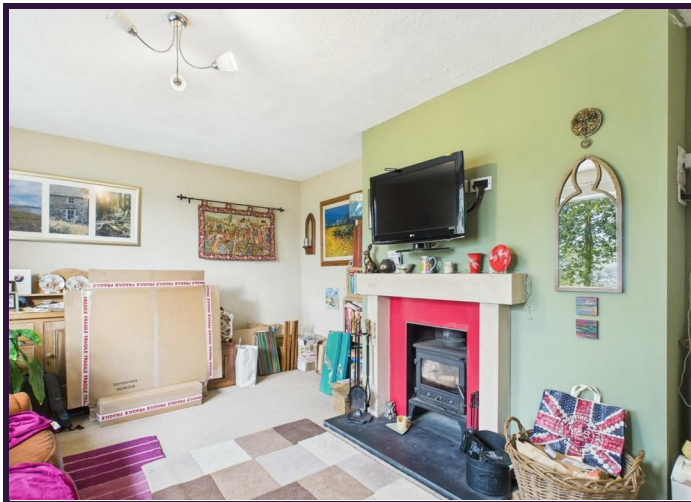
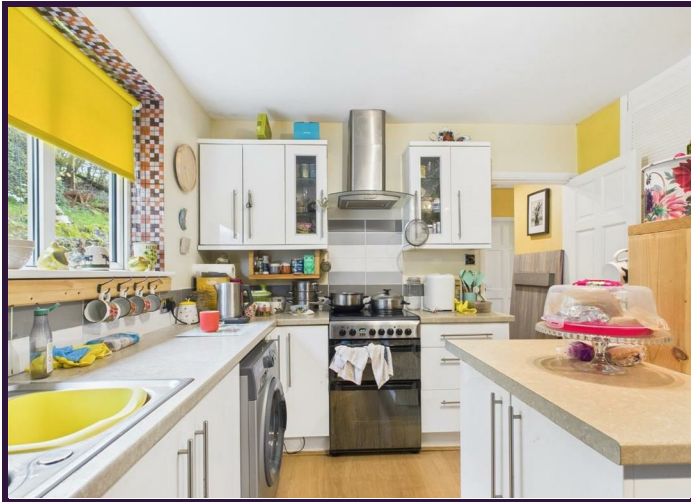




GRANT'S
OF DERBYSHIRE

West View Hobb Farm, Wirksworth DE4 4AD
Offers Around £199,995

This semi-detached bungalow is in a rural situation, on the edge of Wirksworth, with glorious views. Benefiting from uPVC double glazing and oil fired heating, briefly comprising; a large sitting room with log burner, modern fitted kitchen, two double bedrooms and a family bathroom. Outside there is a patio garden, large open fronted garage and two parking spaces to the front & a small outbuilding and terraced garden to the rear. No upward chain. Please note, this property has a local occupancy clause so any prospective buyer will be required to meet certain criteria to be able to purchase this home. Video tour available. Viewing highly recommended.



Accessing the property

The property is accessed via a shared driveway which leads to the two semi-detached bungalows. West View is the first bungalow on the approach. The front entrance, part glazed uPVC door opens into the:

Porch 8'4" x 3'1" (2.56m x 0.94m)

Which is half glazed and ideal for coat and shoe storage. A door opens into the:

Hallway 4'1" x 16'2" (1.25m x 4.95m)

Where doors open to the sitting room, kitchen, bathroom and both bedrooms.

Loft hatch access can also be found here where a loft ladder pulls down to access the loft room with uPVC double glazed window.

Sitting Room 16'10" x 12'6" (5.14m x 3.82m)

A spacious and bright room with front aspect uPVC double glazed window with beautiful views and a logburner set into a stone fireplace.

Kitchen 10'11" x 10'0" (3.35m x 3.05m)

With a rear aspect uPVC double glazed window which overlooks the rear terraced garden. Fitted with a modern range of white gloss units with laminate worktops over, stainless steel one and a half bowl sink with mixer tap over, breakfast bar and light wood effect vinyl flooring. The free-standing electric oven & hob with stainless steel extractor hood are included in the sale & there's space and plumbing for an automatic washing machine, tumble dryer and dishwasher. A door to the rear leads to a small

open porch, and in turn, a path which leads past the small outbuilding to the rear terraced garden.

Bedroom One 11'0" x 12'5" (3.37m x 3.80m)

A good sized double bedroom with a front aspect uPVC double glazed window with beautiful views over Wirksworth.

Bedroom Two 11'1" x 9'11" (3.38m x 3.03m)

A second bedroom, also of double proportion with a rear aspect uPVC double glazed window which overlooks the rear terraced garden.

Bathroom 6'11" x 5'7" (2.12m x 1.72m)

With wood effect vinyl flooring and a rear aspect uPVC double glazed window with obscured glass. Fitted with a three piece suite consisting of panelled bathtub with electric shower over and glass shower screen, a pedestal wash hand basin and low level flush WC. There is a chrome heated towel rail and mirror fronted cabinet.

Outside & Parking

To the front, there's a lovely patio garden which is the perfect spot to admire the breath-taking views over Wirksworth, as well as two parking spaces and a large open fronted garage with ample space for a workshop or home gym if desired. To the rear there's a small outbuilding which houses the oil tank for the central heating & a well established terraced garden.

Local Occupancy Clause

Please note, this property has a section 106 local occupancy clause so any prospective buyer will be required to meet certain criteria to be able to purchase this home. Potential buyers need to live within the Parish of Wirksworth or adjoining parishes within the Derbyshire Dales.

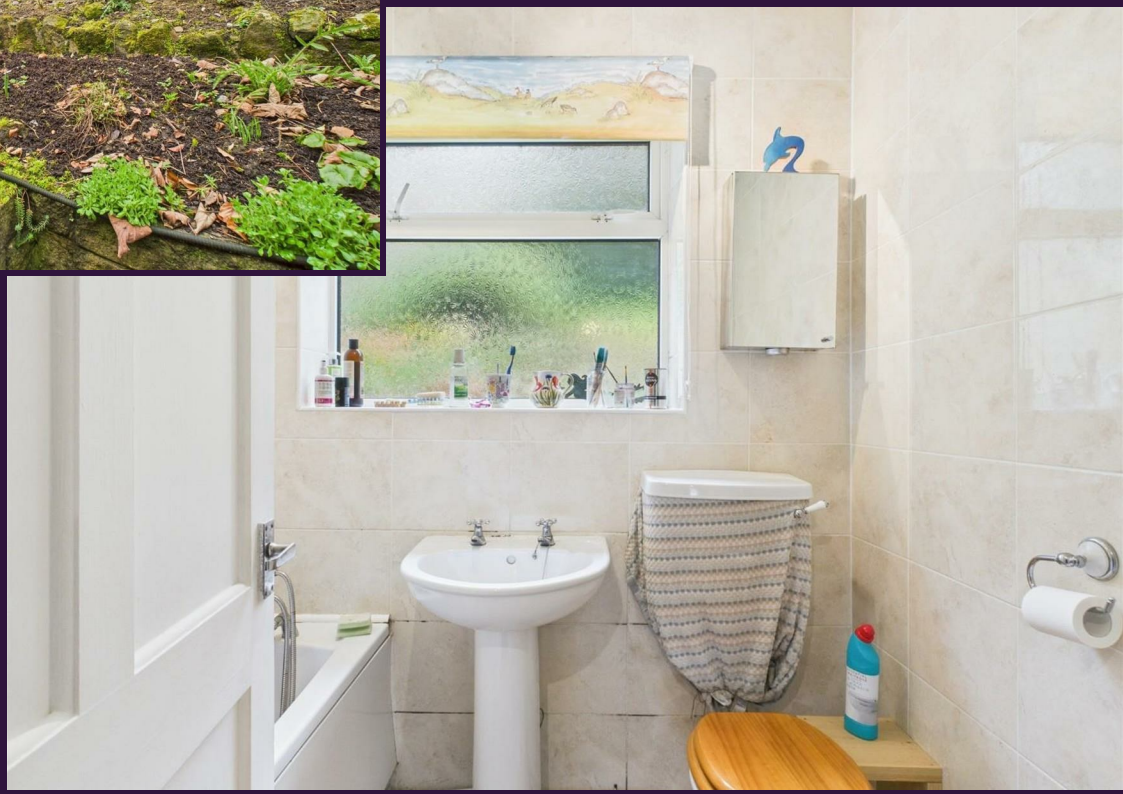
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

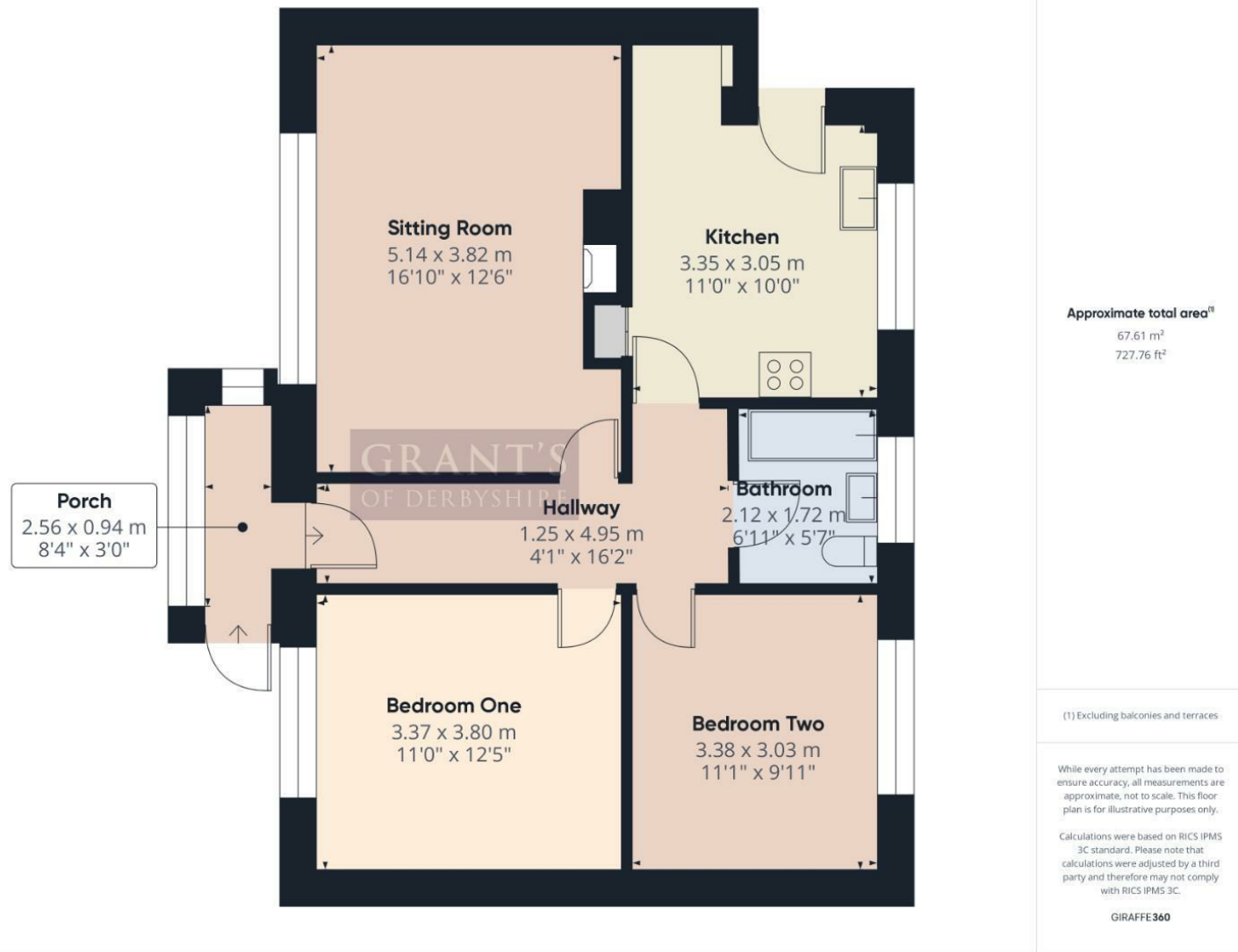
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

The postcode is DE4 4AD. From the centre of Wirksworth, head south on the main road towards Derby. Turn left onto Water Lane, and carry on up the hill onto Gorsey Bank. Opposite the old mill building is a sharp right hand turn to Hobb Farm. Go up this lane to the farmyard at the top, and park by the white gates on the left. West View is the first of the two bungalows down the drive.







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.

