



GRANT'S  
OF DERBYSHIRE

22 Oakerthorpe Road, Wirksworth DE4 4GP  
£1,400 Per Calendar Month

Grant's of Derbyshire are pleased to offer For Let, this three bedroom detached unique 'Eco Home' in the sought after village of Bolehill just a mile away from Wirksworth. The property is very well presented throughout and has its energy provided by an air source heat pump and solar panels including battery storage, there is double glazing throughout. The accommodation comprises; entrance hall, living room, fitted kitchen, conservatory, two bedrooms and a bathroom on the ground floor and to the first floor a large landing, the master bedroom with ensuite shower room. To the rear of the property there is a decked balcony that overlooks the large, mature garden and also enjoys panoramic views of the surrounding countryside. There is a driveway to the front and drive leading to a car port to the side leading to a garage and workshop area. The property also benefits from an electric car charging point. Pets may be considered. Available Early November 25



## The Location

Bolehill is popular hamlet with a great sense of community. Black Rocks and the 17.5 mile long, traffic free, High Peak trail are a short walk from the door and the area is perfect for walkers, cyclists, horse riders and climbers alike. A short drive (or better still, a 10 minute walk across the fields!) takes you into Wirksworth, which offers an excellent range of amenities including shops, eateries, medical centre, schools, library and cinema. Carsington Water, with its water sports and nature trails, is approximately four miles to the west and Bakewell and Chatsworth House are approximately ten miles away. Other facilities associated with the Peak District National Park are within easy reach. It should also be noted that the nearby A38 provides swift onward travel to both the north and south, nearby regional centres and the main motorway network. There is a railway station in nearby Cromford with direct trains to Derby.

## Ground Floor

The property is accessed via the driveway with the entrance on the side of the house through the part glazed front door which leads directly into the

## Entrance Hallway

With doors that lead into two downstairs bedrooms, bathroom, sitting room and opens into the kitchen/diner.

## Bedroom Three 8'6" x 8'5" (2.61 x 2.57)

A good-sized single bedroom with air conditioning and a front aspect uPVC double glazed window.

## Bedroom Two 13'8" x 10'6" (4.17 x 3.21)

A spacious double bedroom with a front aspect uPVC double glazed window.

## Bathroom 6'2" x 5'1" (1.88 x 1.57)

With a side aspect uPVC double glazed window with obscured glass. This room is part tiled with a three piece suite consisting of panelled bath with dual-headed thermostatic shower over, a vanity unit sink with handy storage cupboards below and mirrored cabinet above and a dual flush WC.

## Sitting Room 16'7" x 10'4" (5.06 x 3.17)

A gorgeous double height room with two skylights letting in plenty of natural light as well as a ceiling height window to the side aspect, and a large window overlooked by the upstairs landing. There is also a decorative fireplace nook which offers an attractive focal point for the room. One door leads into the kitchen and glass sliding doors lead into the

## Conservatory 13'10" x 9'10" (4.22 x 3.01)

A large, bright space that can easily fit a substantial dining table with glass sliding doors that lead to a decked balcony offering amazing views of the garden and surrounding area.

## Kitchen 22'0" x 8'6" (6.72 x 2.6)

Another spacious and light room that leads in directly from the entrance hall and through doors from the sitting room and conservatory. A rear aspect window overlooks the garden and you'll find a modern high quality fitted kitchen with four ring induction hob, extractor fan and eye level electric fan oven, tiled splashback and 1.5 sink and drainer with mixer tap. There is space and plumbing for a dishwasher and washing machine and space for a freestanding fridge freezer. The kitchen is big enough for a study area or kitchen table and the showpiece of the room is a stunning, wooden spiral staircase that leads to

## Upstairs Landing 13'7" x 8'7" (max) (4.16 x 2.62 (max))

Leading up from the beautiful spiral staircase, you'll find a really useful space with plenty of room for storage, seating or an office / study area. There's a large window that overlooks the sitting room and a large window to the side aspect. An oak door leads into the

## Master Bedroom 10'7" x 8'8" (3.23 x 2.65)

A lovely double bedroom with air conditioning, a large window to the side aspect and a handy storage space under the eaves where you'll find the two hot water tanks. Another door leads into the

## En Suite Shower Room 5'7" x 5'1" (1.71 x 1.55)

With a side aspect double glazed window with obscured glass, this room consists of a shower unit with dual head thermostatic shower, wash basin with mirror above and a dual flush WC, there's also a ladder-style radiator adding a contemporary touch to the room.

## Garage 22'11" x 9'10" (approx) (7 x 3 (approx))

A split level space with garage and workshop below, the garage can be accessed via the car port and electric up and over door, plus there's a door leading to the lower workshop space from the garden.

## Outside

The property has large, mature gardens to the rear which

can also be enjoyed from the decked balcony area alongside views of the local area. Steps lead down from the balcony to the mature garden which extends a long way down the hill and enjoys a variety of spaces and a good amount of privacy. There is parking for one car at the front of the property and a driveway to the side that leads to the car port and garage.

## Energy Supply

This property is a unique, extremely well insulated energy efficient 'Eco-House' with 19 solar panels supplying up to 44kWh of electricity per day. They provide electricity to run household appliances as well as for hot water, to charge up the the Tesla 'Powerwall 2' battery (13Kw capacity) and where applicable an electric car. Because of this and the very efficient air-source heat pump the energy costs of this property are considerably lower than an equivalent standard property.

## Directional Notes

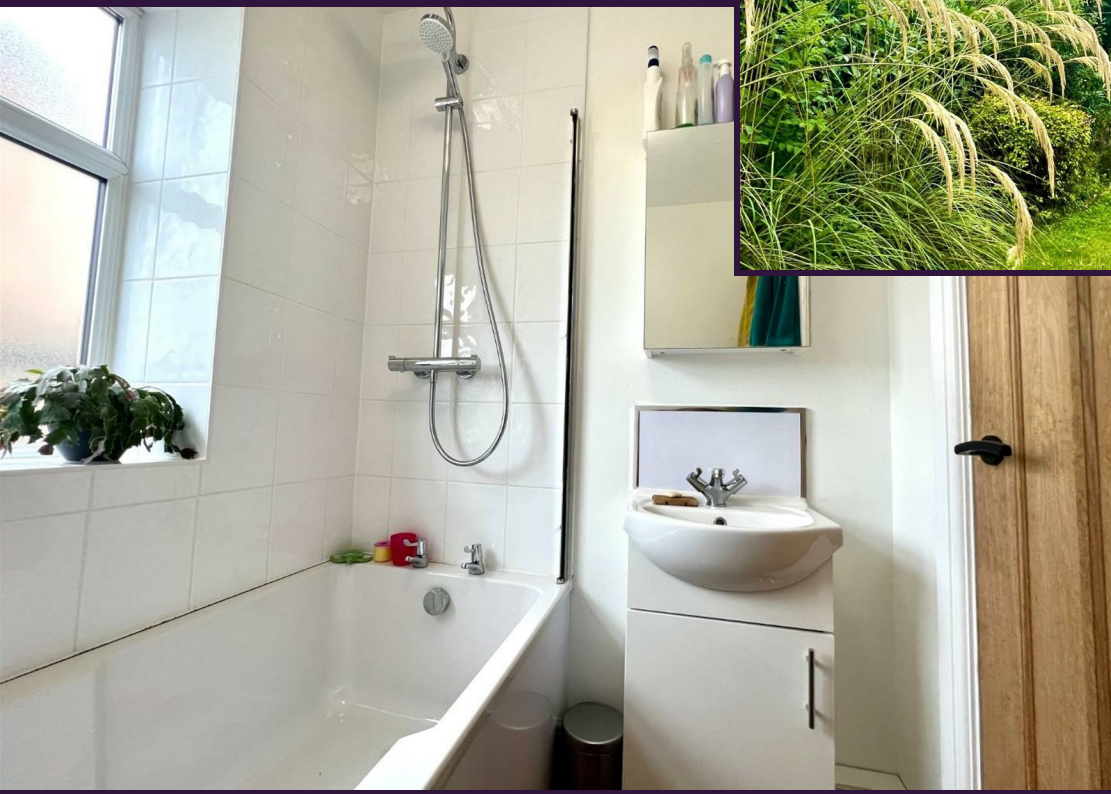
Upon leaving Wirksworth Market Place, travel along Cromford Road and up Steeple Grange. Take the right hand turning at the top of the hill onto Oakerthorpe Road, turn around the corner, and a little further along, you will find the property on the right hand side. You should be able to park on the road outside the property.

## Council Tax Information

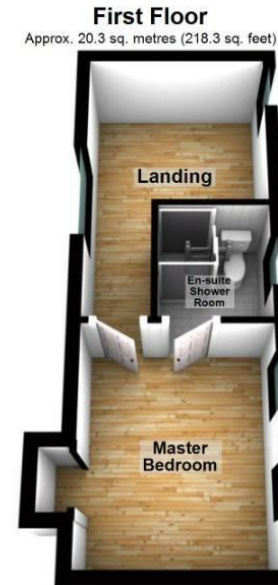
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2125 per annum.

## Deposits Payable

If you are successful in your application for this rental property, you will be set up on our referencing system 'Goodlord'. The first payment requested will be a one week, non-refundable holding deposit. This is not an additional payment and will be deducted from your first month's rent. If you pass referencing, you will then be asked to pay the remainder of the first month's rent plus the security deposit which is equal to five weeks rent. There are no admin charges involved. If a guarantor is required, you will be charged an additional £50 + VAT per guarantor.







Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

