



**GRANT'S**  
OF DERBYSHIRE

27 Cromford Road, Wirksworth DE4 4FH  
Offers Around £329,995

Ideally positioned within easy walking distance of the historic and increasingly sought-after market town of Wirksworth, this elegant bay-fronted mid-terraced property is full of character and style, and is presented to an extremely high standard throughout. The well-proportioned accommodation comprises an entrance hallway, a sitting room and separate dining room, a kitchen, three bedrooms and a bathroom.

Externally, the property benefits from a delightful foregarden and a professionally designed, low-maintenance rear garden. Most pleasant views are enjoyed from the home. An internal viewing is highly recommended to fully appreciate the quality, charm and superb location this home has to offer.



## Location

Situated in a popular residential area, the property is within easy reach of Wirksworth's wide range of amenities, including schools, shops, cafés, restaurants, pubs, medical services, a library, leisure centre, and an independent cinema. The town is renowned for its strong sense of community and lively calendar of events, including the acclaimed Arts Festival, Open Gardens, and traditional Well Dressings.

Set within the scenic Derbyshire Dales, the surrounding countryside offers endless opportunities for walking and cycling directly from the doorstep.

Nearby attractions include the Derwent Valley World Heritage Site, the Peak District National Park, and the market towns of Ashbourne and Bakewell. Renowned stately homes such as Chatsworth House, Haddon Hall, and Kedleston Hall are also easily accessible, while Carsington Water provides a variety of leisure activities, including water sports, scenic trails, and abundant wildlife.

## The Property

### Ground Floor

To the front of the home is a main entrance door with transom window above. This opens into the

### Entrance Hallway

A lovely, welcoming entrance hallway with high ceilings and exposed floorboards, complemented by deep skirting boards and architraves. A staircase leads to the first floor, while panelled doors open to two reception rooms and a useful understairs storage cupboard.

### Sitting Room 13'1" x 10'5" (4.00m x 3.20m)

A well-proportioned sitting room featuring an attractive stone fireplace with cast-iron surround, open grate, and tiled hearth. Period details include deep skirting boards and architraves, high ceilings with coving and central ceiling rose, and a picture rail. Exposed wooden floors add warmth, while a sash bay window to the front enjoys far-reaching views over the garden towards the surrounding hillsides.

### Dining Room 12'2" x 11'7" (3.73m x 3.54m)

Another characterful room, featuring a display stone fireplace with fitted cupboards and shelving set into the recesses on either side of the chimney breast.

Period details include deep skirting boards and architraves, high ceilings with a picture rail and ceiling rose. There is ample space for a good-sized dining table and chairs. A sash window to the rear overlooks the garden, and a panelled door provides access to the kitchen.

### Kitchen 8'11" x 7'8" (2.74m x 2.36m)

The kitchen features stone tiled flooring and a range of wall and base units complemented by wooden work surfaces and stylish tiled splashbacks. A Belfast sink with swan-neck mixer tap sits beneath a multi-paned window to the rear, enjoying views over the garden. There is space and plumbing for a washing machine and dishwasher, space and fittings for a gas cooker, and ample room for a freestanding fridge freezer. A wall-mounted Baxi combination gas-fired boiler is also located here. Exposed lintels are a further character feature, positioned above the window and the part-glazed stable-style door, which opens to the exterior.

### First Floor

The staircase leading up from the entrance hallway reaches the

### Landing

With panelled doors opening to the three bedrooms and the bathroom along with access to the attic space via the hatch with pull down ladder.

### Bedroom One 12'3" x 11'10" (3.74m x 3.61m)

A comfortable and well-sized double bedroom, featuring a decorative cast-iron period fireplace and painted wooden floorboards. Natural light is provided by a multi-paned sash window to the rear aspect, while an open-fronted wardrobe offers generous hanging and storage space.

### Bedroom Two 13'0" x 10'7" (3.97m x 3.23m)

A further spacious double bedroom with a chimney breast incorporating a cast-iron display fireplace. A front-facing sash window enjoys an especially pleasant outlook, with far-reaching views across the surrounding countryside.

### Bedroom Three 6'10" x 6'5" (2.10m x 1.98m)

The smallest of the three bedrooms, yet still bright and inviting, with the front-facing sash window offering the same excellent, far-reaching countryside views as Bedroom Two. This room would make an ideal study or nursery.

### Bathroom 8'11" x 7'10" (2.74m x 2.41m)

A beautifully spacious bathroom featuring vinyl flooring and shaker-style wood panelling to the walls. A sash window to the rear aspect fills the room with natural light. The bathroom includes a low-level WC, a roll-top bath with clawed feet, mixer tap, and shower attachment, as well as a separate tiled shower cubicle with both a waterfall and hand-held shower. A countertop wash hand basin features brass DeVOL taps and the storage unit beneath adds practical convenience and style.

### Outside

To the front of the property is a charming foregarden, enclosed by evergreen hedging and featuring a number of well-tended beds. A pathway leads to the front door, creating a welcoming approach to the home.

Redesigned in 2024 by a professional garden designer, the rear garden is a low-maintenance yet beautiful outdoor space. It features a patio area paved in Ketley clay pavers, oak raised beds and pergola, and bespoke oak framed split hazel panels with rear access gate. A former WC has been converted into a useful outdoor storage space, complemented by an additional small shed.

### 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

From our office in the centre of Wirksworth, proceed in the direction of Cromford and continue along Harrison Drive which becomes Cromford Road. Number 27 is located on the left hand side, between the turnings for Middleton Road and Old Lane. There is unrestricted parking in the car park off Old Lane.







**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(A) (1)	88	(A) (1)	88
(B) (2)	65	(B) (2)	65
(C) (3)	65	(C) (3)	65
(D) (4)	65	(D) (4)	65
(E) (5)	65	(E) (5)	65
(F) (6)	65	(F) (6)	65
(G) (7)	65	(G) (7)	65
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	