

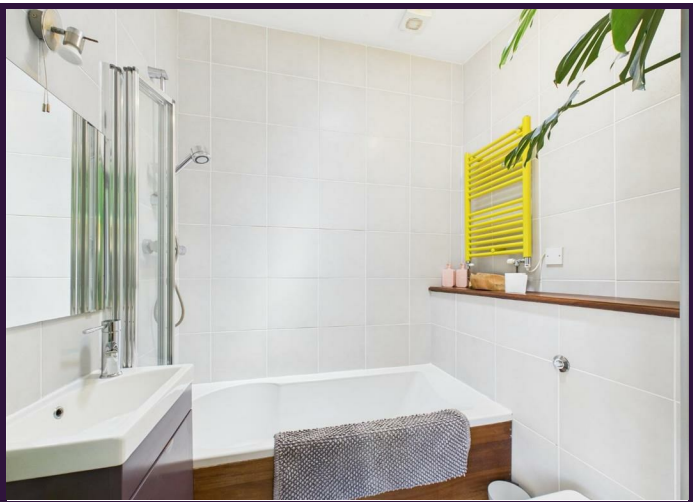


GRANT'S  
OF DERBYSHIRE

51 Greenhill, Wirksworth DE4 4EN  
£925 Per Month



This delightful two/three bedroom cottage situated in the heart of the Puzzle Gardens, just off the centre of Wirksworth is available To Let. The accommodation comprises; living/dining/kitchen, ground floor bathroom and studio/bedroom three. On the first floor there are two bedrooms. Outside, there is a balcony with oak and glass balustrade, ideal for enjoying those superb views. The gardens is arranged on different levels with flagstone pathways bordered by a range of mature trees and plants. At the far end of the garden there is a decked seating area, a delightful spot for warm weather dining, enjoying a high level of privacy. Parking is available on a first come, first served basis in the communal parking area on The Dale. Fully Furnished. Available Early September 2025.



## Ground Floor

The property is accessed across the frontages of numbers 49 and 50. A bespoke designed wooden gate leads into the foregarden and the part glazed panelled door opens into the

### Living/Dining Area 3.94 x 2.65

With a reclaimed oak flooring and to one side, a matching range of wall, base and soft closing drawer units with an oak block worktop over with inset induction hob, electric oven and extractor hood. Overhead, a matching cupboard houses the consumer unit and electric meter. There is an original stone built fireplace with a wood burning stove set on a quarry tiled hearth, a pleasing focal point. Original built in cupboard to the side with window to the front aspect. There is a Victorian style (manufactured by Zehnder) radiator and a BT point. Having a continuation of the kitchen units and oak block worktop over. There is an inset acrylic sink with space and plumbing for a washing machine. Window to front aspect. The original stone fireplace here has had a bespoke fitted cupboard unit set within, providing useful storage. An original cottage door opens to reveal the staircase where underneath, clever use has been made of the space to house the fridge freezer. Steps lead up to an inner hallway (forming part of the extension) where we find a double glazed window to the front aspect and a sliding door with glazed side panel opening to reveal the

### Bathroom 1.98 x 1.6

Stylishly tiled and fitted with a modern three piece suite comprising; mahogany panelled bath with thermostatic shower fittings over, vanity

wash basin with cupboard beneath and a concealed cistern WC with mahogany shelf over. There is a coloured, dual fuel, heated towel rail (manufactured by Zehnder) and the light tube overhead provides a good level of natural light.

### Bedroom Three/Studio 2.74 x 2.9

A superb addition to this home with a leaded roof covering and having a continuation of the oak flooring. This space offers many potential uses such as a ground floor bedroom, artist's studio, home office etc. There are "acoya wood" double glazed windows to the side aspect, matching wall lights, a coloured feature Victorian style radiator and full width, acoya wood bi-fold doors which open right back so that the room extends onto the

### First Floor

From the living/dining area the staircase rises to the. There is a built in cupboard with hanging rail, access to the loft. Straight ahead the door opens into

### Bedroom One 4 x 2.68

A double bedroom with window to the front aspect providing superb, far-reaching views. TV connection.

### Bedroom Two 2.42 x 2.35

With built-in cupboard and window to the front aspect.

### Outside

The garden has been designed to take full advantage of the views here. Arranged over three levels there are stone flagged pathways with raised borders, well stocked with a variety

of mature plants and trees. On the lower level there is a pathway which leads to a wood store and useful undercroft area. Steps lead up and around to the front of the home where there is the ideal seating area to enjoy the view. At the far end of the garden, there is a decked platform enjoying a high level of privacy with a unique wood fired bathtub to enjoy the spectacular views.

### Directional Notes

From our Wirksworth office turn left along the parade of shops bearing round to the left onto Dale End. Bear left again up The Dale and continue for a hundred metres or so until you find a footpath on the right hand side with iron railing. Follow this footpath up and after a short distance on the left hand side, you will see the sign for numbers 49, 50 and 51. Proceed through the first gate, passing the garden for number 49 and then, in turn, number 50 where a bespoke wooden gate leads into number 51.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1,555 per annum.

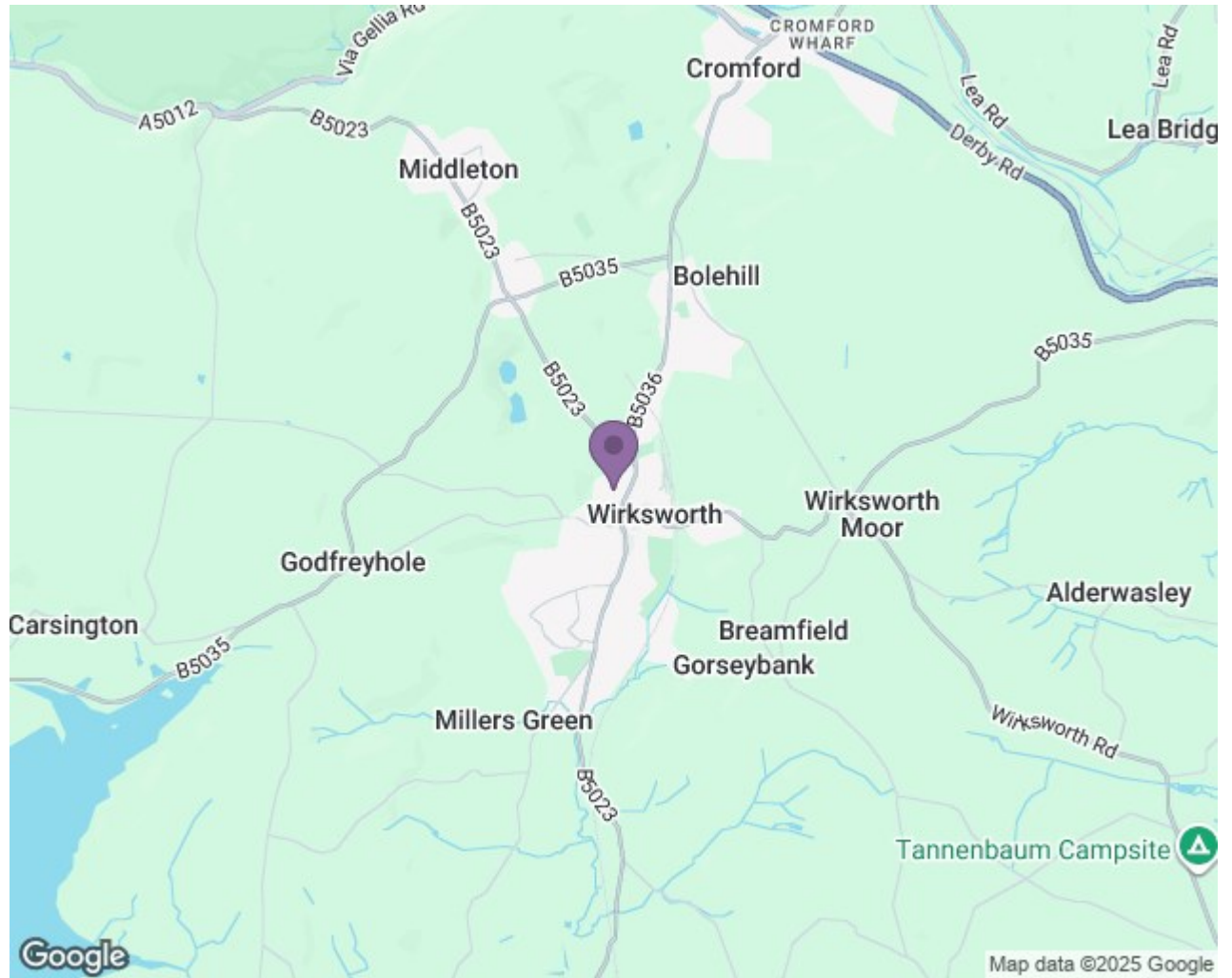
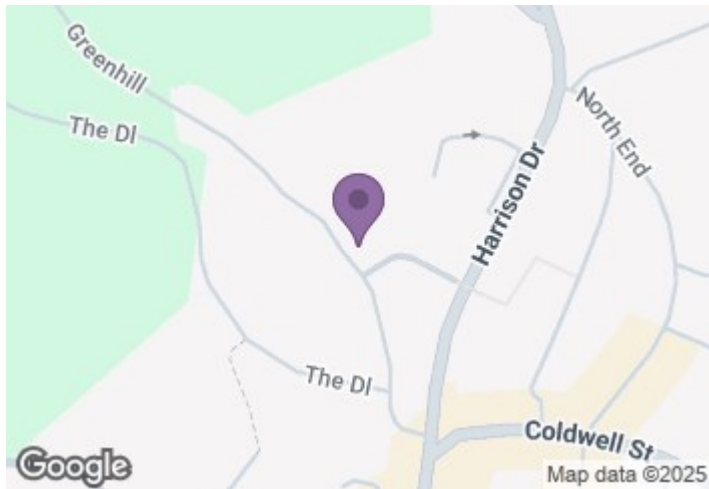














Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of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

