



GRANT'S
OF DERBYSHIRE

St Helen's House Farm, St. Helen's Lane, Wirksworth, Matlock DE4 4PP
Offers Around £1,150,000

A rare and exciting chance to acquire a completely renovated and extended stone property, with full planning permission for an additional adjacent house and potential for further extension. Set in three acres in an enviable location on the fringe of Wirksworth, St Helen's House Farm has not been to the open market in 30 years.



Location

Wirksworth (recently named in The Sunday Times as being the best place to live in Derbyshire!) is one of the oldest towns in Derbyshire and is a popular location for the exploration of the Peak District. The country houses of Chatsworth, Haddon, Hardwick, Bolsover, Kedleston and Tissington are all within easy reach and the opportunities afforded by outdoor pursuits in the Peak Park and nearby Carsington Water are endless. Approximately 14 miles from Derby, 23 from Nottingham and 27 from Sheffield, Wirksworth has become popular for commuters but remains a truly lived-in town with a real sense of community. It offers a good variety of shops, places to eat, several notable public houses and the independent Northern Light Cinema. There is a lively arts scene and this includes the renowned Wirksworth Arts Festival, which takes place over a fortnight in September. There is a market every Tuesday as well as a farmers market on the first Saturday of each month.

St Helen's House Farm is around a 10 minute walk from the centre of Wirksworth in a coveted rural setting. It sits in three acres of land and occupies a very private southerly and westerly position at the rear, bathing both the property and the development site in warmth and light. All rooms enjoy lovely views over the garden, fields and countryside beyond.

Development Possibilities

This beautiful home has undergone a 'top-to-toe' programme of remodelling, extension and refurbishment works. The new owner has different creative options. Simply enjoy living in this light and versatile home, which successfully integrates modernity with country character, and sell the development site with the planning permission.

Alternatively, implement the planning proposal, either as a separate home to sell or provide extensive additional on-site accommodation.

The approved proposal comprises a spacious kitchen/diner with full height glazing, utility, sitting room, two bedrooms (one with ensuite) and cloakroom on the ground floor, with the master suite (bedroom, ensuite and dressing room) and further bedroom and bathroom on the first floor. Both bedrooms also feature full height glazing, opening to a walk-on balcony spanning the first floor.

Thirdly, develop the outbuilding footprint (with appropriate planning consent) to extend further and integrate the existing home and outbuildings to create a single fabulous property.

The Approach and Layout

St Helen's Lane is a quiet country lane which leads to Alport Heights and an array of beautiful countryside walks. A lovely one acre paddock sits in front of the property and a further two acre field wraps around the side and back to the lane, surrounding the property on three sides. A spacious driveway, garage entrance, log store and small garden are found to the front. Further along the lane is the rear driveway, which could provide a completely separate entrance for the additional property if required. A pretty south-facing rear garden with spring-fed pond and newly created terrace, a wild 'secret' garden, with mixed beech, hawthorn, and damson hedging, and a planted old driveway complete the rear. A walk along the lane immediately leads into incredibly beautiful open countryside and spectacular views of the Ecclesbourne Valley, while various paths leads back into Wirksworth – approximately 10 minutes by foot downhill, 13 minutes back up, or faster by electric bike!

The House - Ground Floor

A substantial porch with charming stained glass double doors serves as an excellent boot room, with stunning views to Bolehill. Individual luxury vinyl tiles (LVT) are laid both in the porch and throughout the entire ground floor (pet and children friendly, whilst warm underfoot). A hallway, with a front-facing sash window and space for storage furniture, leads to an extremely well fitted utility/laundry room. Fitted with floor to ceiling, handleless cabinets, worktop space and further units, laundry cupboard (the laundry chute is on the landing above), plus a one and a half bowl stainless sink beneath the front-facing sash window, plumbing for a washing machine and space for a large fridge/freezer and tumble drier.

The downstairs cloakroom has a back-to-the-wall loo, a built-in chest of drawers, utilised as a vanity unit, and small sash window.

Two steps lead up to the beautifully designed, contemporary kitchen with white handleless units. The thoughtfully designed storage includes numerous cabinets, most with internal sliding/pan drawers or Le Mans style pull-out storage shelves. These sit beneath deep white quartz worktops, extending to a versatile peninsula, which incorporate a one and half bowl sin with mixer tap and additional fizz fridge. All appliances are integrated and include: two NEFF fan ovens, one of which is a combination microwave; NEFF flush-mounted induction hob; and Miele fridge/freezer and dishwasher. A walk-in larder cupboard completes this lovely modern light space which overlooks the terrace room, terrace, garden and fields beyond.

The kitchen is open to the terrace room, an extension to the original property. A lovely space with three sets of bi-fold doors and two large rooflights, electrically operated by remote control, which create a wonderfully light, bright space which truly brings the outdoors in. There is space for a large dining table (which has seated 12) and a separate cosy reading area. A large opening leads into the sizable sitting room, with its beautiful and grand Derbyshire fossil and Hoptonwood stone surround, integrated book shelves and a large Clearview stove, limiting the need for heating and warming the entire downstairs in winter. The space has completely private views over the garden and fields beyond.

The House - First Floor

A white wooden staircase curves up to a small semi-glazed landing. Wide painted floorboards throughout the upstairs continue the contemporary feel. Over the stairs are two large concealed cupboards for suitcases etc. A pocket door leads into the master bedroom, which also has underfloor heating. A lovely, light and bright space across the first floor frontage, with four Velux windows (with blinds) and two front-facing sash windows, both with window seats. There are truly spectacular views over the front field to Bolehill and Black Rocks beyond. The master includes a bedroom area, dressing space and a spacious ensuite with corner shower cubicle, modern 'egg' corner bath, back-to-the-wall loo, heated towel rail and a very cleverly integrated large basin, set over the stairs with a small storage cupboard above.

Three steps lead up to a further landing area. This leads to a second double bedroom which has a wide sash window with window seat and a lovely view over the rear garden and fields beyond. A white column radiator sits beneath the window. A third (again double) room has the same lovely views and modern column radiator, set beneath a wide sash window and window seat. The pretty shower room

features a spacious walk-in shower, a fully tiled space with stone resin tray and small sash window facing the woodland beyond. There is a wall mounted basin, back-to-the-wall loo and heated towel rail.

Sustainability and Environmental Performance

The home has excellent sustainability and eco-credentials.

Energy needs are provided by the air source heat pump, supplemented by eight photovoltaic panels, achieving 3.6kw of solar power to reduce energy costs and provide an energy export tariff. The entire ground floor and first floor master bedroom suite feature 'wet' underfloor heating.

The programme of renovation combined traditional lime mortar and render with dense woodfibre insulation to ensure the fabric's durability and ongoing 'breathability', maintaining the building's integrity while supporting sustainable building principles.

Outside

From St Helen's Lane, the front of the property is accessed either via the pedestrian gateway and across the front garden by stepping stones or from the driveway utilising wide reclaimed stone steps to the lovely front doors. The driveway can accommodate several cars with access to the garage.

Wide reclaimed stone steps also lead up from the planted rear driveway or down from the garden to the sweeping south-facing Mediterranean style terrace, where three sets of bifold doors provide access to the Terrace room. Stylish 'Ship Lights' are fitted to the porch and Terrace room extension. The rear garden is surrounded by mature beech and hawthorn hedging, providing complete privacy and beautiful views over the fields.

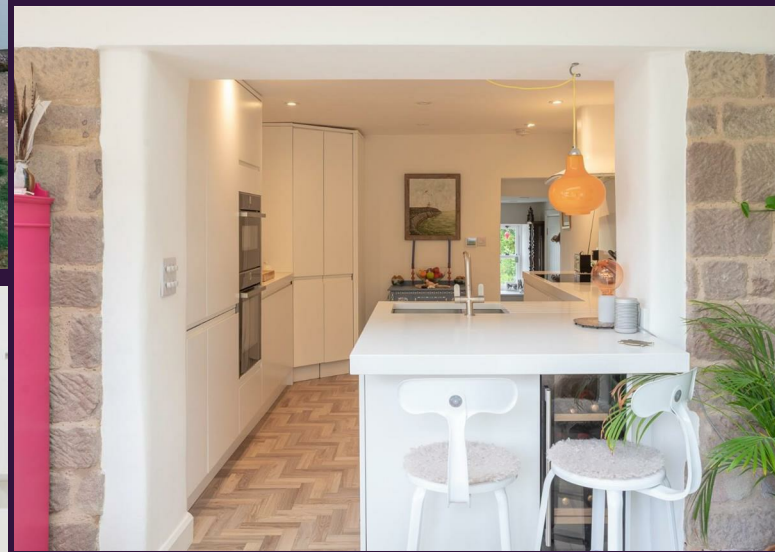
A further 'secret' garden sits beyond, adjacent to the rear drive access, and is entirely screened with mixed hedging and contains rhubarb, raspberries and two large apple trees.

As mentioned, there is a one acre grass paddock, with mature birch, greengage, hawthorn, apple and damson, and a number of newly planted oak trees. A babbling brook flows at the boundary end of the field. A mature woodland sits to the western boundary, providing complete screening from the town in the valley below. A further sloping two acre (approx) field wraps around the side and rear of the property, and features a stunning weeping willow which provides a lovely aspect for the rear of the property.

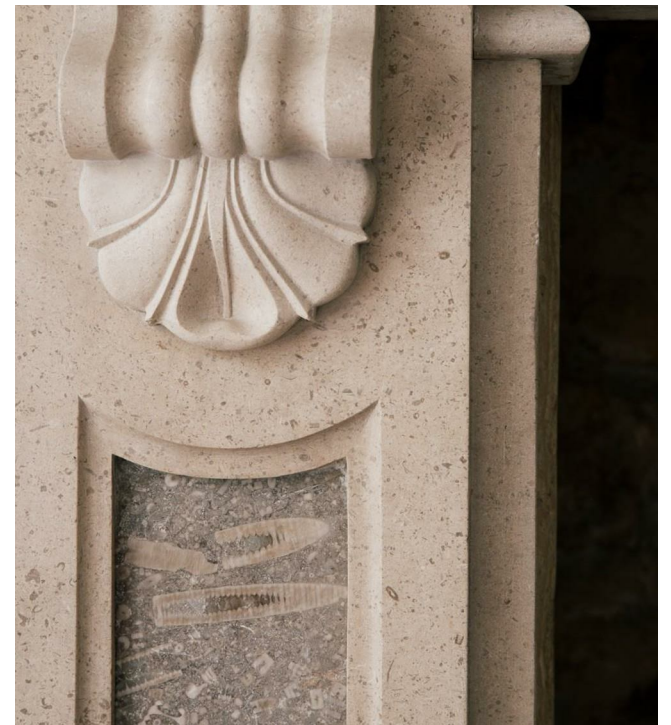
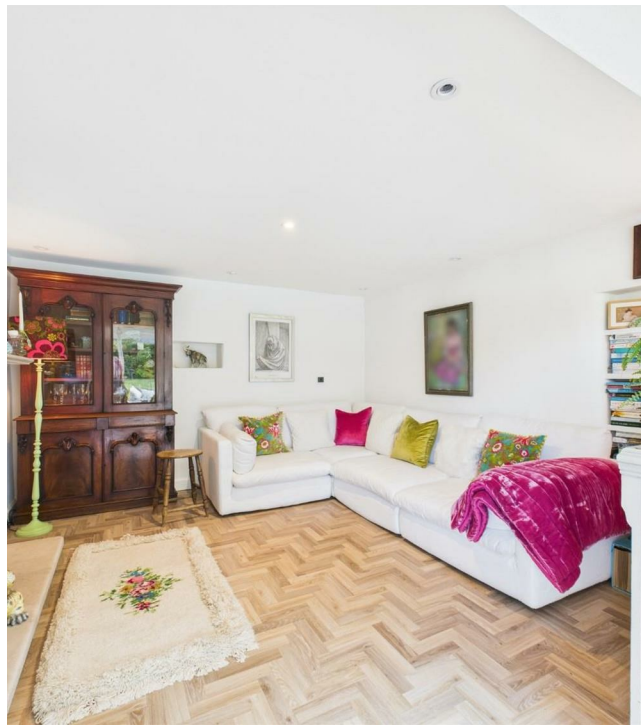
From the front driveway, attached to the house, is a large single garage with high vaulted roof. There is a door into the 'plant' room which houses the water tank and system for the air source heat pump and underfloor heating. A further high level entrance provides access to the hay loft (with very high vaulted roof) of the adjacent stable, which still retains the cow stalls on the ground floor, with two windows and stable door.

Adjacent to the stable in a long run from the north to the south side of the property, facing west are:

- a further single storey barn with cow stalls
- a large double height open hay barn
- a single storey 'potting shed', previously dairy space
- a further single storey cow shelter









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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.

