



GRANT'S
OF DERBYSHIRE

Brantwood, Gatehouse Drive, Wirksworth DE4 4DL
Offers Around £825,000

Located on Gatehouse Drive in this charming and vibrant town of Wirksworth, this exceptional architect-designed property offers a unique blend of modern living and privacy. This four bedroom detached home, complete with a one-bedroom annexe, is just a few minutes walk from the town centre, yet it enjoys a tranquil setting that feels wonderfully secluded. The design of this home is not only aesthetically pleasing but also highly functional, boasting an impressive array of energy-efficient features. Extensive insulation, triple-glazed larch windows and doors, underfloor heating, and a Mechanical Ventilation Heat Recovery Unit that work together to create a comfortable and sustainable living environment. This attention to energy efficiency ensures that the home is not only kind to the planet but also economical to run. The open plan, spacious layout of the property provides ample room for family living, while the annexe offers versatility, perfect for guests, a home office, or even as a rental opportunity. The combination of modern design and thoughtful features makes this home a rare find in the area. We highly recommend viewing this property to fully appreciate the depth and quality of accommodation on offer. Virtual Tour Available.



The 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 well renowned 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. Brantwood is just a few minutes walk from the centre of Wirksworth along the prestigious Gatehouse Drive, a sought after location and enjoying a good level of privacy.

Ground Floor

Entrance to the property is gained via the substantial wrought iron gates at the edge of Gate House Drive. The private driveway leads down to the property where a pathway leads up to the part glazed door opening into the

Entrance Porch 5'10" x 5'0" (1.79 x 1.54)

With tiled flooring and space for outside coats and boots, there is a door which leads to the dining kitchen and another which opens into the

Guest's Cloakroom 4'7" x 4'5" (1.41 x 1.36)

With tiled flooring, a triple glazed window to the side and a modern white suite consisting of a wall mounted corner basin and low flush WC, the water for which is harvested by the rainwater harvesting system. Folding doors open to reveal a utility cupboard where the hot water cylinder is also housed.

Kitchen & Dining Area 162'5" x 11'10" (49.53 x 3.63)

A quite superb family-sized space, well lit by the triple glazed windows to the front and rear elevations. We have tiled flooring warmed by the underfloor heating, inset low energy spotlights and a large opening which leads to the sitting room and garden room. There is ample space for a dining table and chairs. The kitchen has a range of matching oak wall and base units with tiled work surface over and inset stainless steel sink. A matching central island unit with granite worktop over has additional storage cupboards and drawers. There is a glazed door which leads to the patio area and rear garden. There is a gas powered Raeburn oven with separate Miele electric oven and halogen hob. A concertina door opens to reveal the

Pantry 7'7" x 4'6" (2.33 x 1.38)

With a tiled thrawl and wall mounted shelving providing additional storage for foodstuffs and household cleaning items, vacuum cleaners etc. Rear aspect window. Back in the kitchen, the door opposite leads into the

Ground Floor Bedroom 12'5" x 8'4" (3.81 x 2.56)

With tiled flooring, matching wall lights, fitted wardrobes and wall mounted TV connections. Glazed Bi-fold doors open to the garden room if required. Folding doors open to reveal the

Ensuite Shower Room/Wet Room 8'6" x 4'1" (2.6 x 1.26)

Fully tiled and accommodating wheelchair access. Here we have a white suite consisting of low flush WC, wash basin, bidet and walk-in thermostatic shower. Illuminated mirror and chrome heated towel rail. Obscured glass, triple glazed window to the rear.

Living Room 15'5" x 11'6" (4.72 x 3.52)

Again, a well lit room with triple glazed window to the front elevation and bi fold door which leads to the garden room. We have a wood burning stove, underfloor heating and an ash staircase which leads off to the first floor. Glazed double doors lead through to the

Garden Room 28'3" x 9'8" (8.62 x 2.96)

A room for all seasons with ceramic tiled flooring. There are solid Ash doors, triple glazed windows, electrically operated blinds and motorised windows set within a stunning glazed atrium, bathing the whole room in natural light.

First Floor

On arrival on the first floor landing we have a light tube providing additional natural light and four solid ash doors, the first of which opens into

Bedroom Three 11'8" x 8'3" (3.56 x 2.52)

With built-in cupboards and Velux window to the rear elevation.

Family Bathroom 9'2" x 7'0" (2.81 x 2.145)

With a traditional white four piece suite consisting of a panelled bath with shower over, a wash basin, bidet and low flush WC. Chrome heated towel rail and Velux window to the rear aspect.

Bedroom Four/Dressing Room 9'3" x 6'3" (2.82 x 1.91)

Currently fitted out with shelving and storage units for use as a dressing room but could be a single bedroom also. Velux window to the front aspect.

Bedroom Two 12'4" x 10'4" (3.78 x 3.15)

With a built-in cupboard with shelving along with separate storage areas into the eaves. Velux windows to the front and side elevations.

Outside

To the front of the property there is a tarmac driveway providing a good turning circle and parking for several vehicles. To the front and side of the garden room there is a paved area with glass balustrade overlooking the lower garden below which is a stunning wild flower garden having a wealth of plants and trees. There are a number of seating areas which can be enjoyed throughout the day and several brick-built raised beds with a variety of flowering plants. A remote controlled door gives access to the

Double Garage 153'3" x 18'10" (46.72 x 5.76)

A proper, double sized garage with side aspect windows a part glazed door. The washing machine and hot water cylinder for the apartment above are located here. Consideration here could be given to developing this building further, perhaps to a dependant relative's annexe or similar (subject to seeking the necessary approvals).

First Floor Annexe

Externally, a steel staircase provides access to the first floor of this self contained annexe. A triple glazed, Larch door opens into the entrance hallway where a deep storage cupboard is located to the right and a door to the left opens into the

Bathroom 6'7" x 6'1" (2.01 x 1.86)

With a modern white suite consisting of double ended bath with shower over, vanity wash basin with storage cupboard beneath and a low flush WC. There is a heated towel rail, an illuminated mirror and front aspect triple glazed window.

Kitchen / Living Area 15'1" x 11'8" (4.61 x 3.57)

With French doors and Juliet balcony to the rear, here we have a self contained lounge, bedroom and kitchenette with built in cupboards, induction hob, electric oven and space for an undercounter fridge/freezer. Electric radiator.

Directional Notes

From our Wirksworth Office, proceed down St John Street turning right at The Causeway and then turning left onto Gatehouse Drive. Brantwood can be found on the left hand side and is entered via the tall wrought iron gates.

Council Tax Information

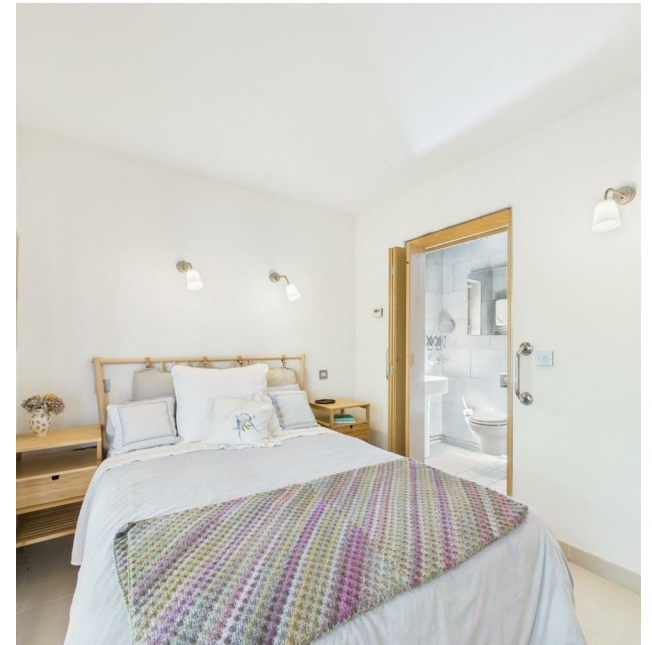
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum.

Energy Efficiency

The property has a high level of insulation throughout including the floors, acoustic insulation in the ceilings and ground floor partition walls. There is cavity wall insulation and all the windows are triple glazed. There is a mechanical ventilation heat reclaim unit and the gas central heating system is powered by an "A rated" Rayburn condensing boiler/cooker. There is underfloor heating throughout operated by thermostatic controls in each room. There is a separate immersion heater for summer use. Both water tanks are "Solar Ready".







GRANT'S
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The Annexe





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total areaⁿ

208.6 m²
2247 ft²

Balconies and terraces

1.5 m²
16 ft²

Reduced headroom

15.4 m²
166 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

