



GRANT'S  
OF DERBYSHIRE

Well Banks, Kirk Ireton DE6 3JW  
Offers Around £450,000

Set within the picturesque Derbyshire village of Kirk Ireton is this three bedroom detached stone built cottage. The property has been completely rewired and replumbed within the last ten years & the current owners have carried out a beautiful renovation, modernising the home whilst retaining lots of character. Well presented throughout, the accommodation briefly comprises; entrance hall, lounge with log burner, kitchen/diner, study & shower room to the ground floor. Then to the first floor, there are three bedrooms, one with an en-suite shower room and the other with an en-suite bathroom. Outside there is small paved area to the front of the property & a yard to the rear with large store. There's a block paved driveway providing off-street parking for two vehicles. No upward chain. Viewing highly recommended.



## Kirk Ireton

Kirk Ireton is a popular and highly convenient village location having a shop, church, village inn and Church of England primary school (rated as Outstanding by Ofsted). Kirk Ireton is featured in Derbyshire Life (August 2013) where it is described as one of the county's finest settlements south of Carsington Water. Located nearby are the market towns of Ashbourne and Wirksworth, which in turn provide a broader range of local amenities. Also located nearby is Carsington Water, noted for its leisure facilities and water sports. Derby is located some ten miles to the south and there is fast access to the A38, A52 or A50 which provide access to nearby motorway networks and regional centres.

### Ground Floor

A pathway leads from the block paved driveway or steps lead from Well Banks through the wrought iron gate straight to the front entrance door with glazed panels. This opens into the:

### Entrance Hallway

With engineered oak flooring and an internal window which looks up towards the staircase. An opening leads into the Kitchen/Diner and a wooden latched opens into the:

### Lounge 12'5" x 20'10" (3.81m x 6.37m)

A spacious and characterful room with engineered oak flooring, exposed ceiling timbers and a wood-burning stove with stone hearth and wood effect mantel. There's a front aspect window with deep windowsill & side aspect french doors which have lovely countryside views & provide access to the side pathway which leads onto Well Banks. With two vertical column radiators and four wall lights. A wooden latched door provides access to the study and a staircase leads to the first floor landing.

### Study 8'3" x 8'2" (2.54m x 2.49m)

With a side aspect window providing picturesque views, this room has an exposed ceiling timber, engineered oak flooring, spotlights to the ceiling and a large fitted desk with two base units. This room could be converted into a fourth bedroom if desired. A door provides access into the:

### Downstairs Shower Room 6'4" x 3'4" (1.94m x 1.02m)

With tiled flooring, spotlights to the ceiling and a side aspect window with obscured glass. This room is fitted with a contemporary three piece suite consisting of dual flush WC, vanity style wall hung wash hand basin and

double shower cubicle with bi-fold door and mains shower over. There's also a chrome ladder style heated towel rail and an extractor fan.

### Kitchen/Diner 11'7" x 19'0" (3.55m x 5.81m)

A family sized room with exposed ceiling timbers, feature stone arch and windows to the side and front elevations providing a good level of natural light. With engineered oak flooring, spotlights to the ceiling, vertical column radiator, and fitted with a matching range of light grey shaker style, wall, base and drawer units with a granite effect worktop and an Inset 'astini' stainless steel sink with mixer tap over. Integrated appliances include a 'NEFF' four ring electric hob with extractor over, 'Hotpoint' electric double oven and microwave, a family sized dishwasher and a 'Hotpoint' washing machine. There's space for an American style fridge/freezer (Samsung one currently in situ) as well as plenty of space for a dining table which would compliment the fitted bench style seating. A door opens to a handy under-stairs storage cupboard, ideal for household items, which also houses the fuse board, electric meter, 'Therma Unicyl' hot water cylinder & expansion vessel. A Rear aspect door provides access to the rear yard & in turn, the outdoor store and block paved driveway.

### First Floor

Stairs from the lounge rise to the first floor landing where there are two rear aspect windows, a vertical column radiator, spotlights to the ceiling & doors which open to all three bedrooms.

### Bedroom One 13'6" x 9'4" (4.12m x 2.85m)

A good sized double bedroom with an exposed ceiling timber, wall lights, vertical column radiator and a window to the side elevation providing stunning countryside views. An opening leads into the:

### En-suite Shower Room 7'11" x 10'6" (2.42m x 3.22m)

A fully tiled room with a side aspect window with obscured glass and a Velux roof light window which flood this room with lots of natural light. Fitted with an attractive three piece suite consisting of double walk in shower cubicle with waterfall shower & separate handheld shower head, his and hers wall hung wash hand basins with inset shelving above & a dual flush WC. There's a chrome ladder style heated towel rail, spotlights to the ceiling and a shaver socket.

### Bedroom Two 11'8" x 10'2" (3.56m x 3.12m)

A second double room with an exposed ceiling timber,

ceiling light, vertical column radiator and front and rear aspect windows. There's a handy over-stairs cupboard with shelf and hanging rail and a door which opens into the:

### En-suite Bathroom 9'0" x 6'11" (2.76m x 2.12m)

With engineered oak flooring, spotlights to the ceiling & front and side aspect windows with obscured glass. This room has two exposed ceiling timbers and is fitted with a beautiful three piece suite consisting of vanity style wash hand basin with base unit beneath, dual flush WC and roll top bath tub with mixer tap over and separate handheld shower head. There's also a chrome ladder style heated towel rail and an extractor fan.

### Bedroom Three 8'8" x 8'2" (2.66m x 2.49m)

The smallest of the three bedrooms, with an exposed ceiling timber, ceiling light, vertical column radiator & front aspect window providing views over Well Banks. This room also has a fitted double wardrobe with hanging rail.

### Outside & Parking

There's a small paved area to the front of the property, ideal for a garden bistro set or bench as well as a small yard to the rear alongside a large store with rear aspect window (2.00m / 4.62m). There's a block paved driveway to the side of the property providing off-road parking for two vehicles.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3369 per annum.

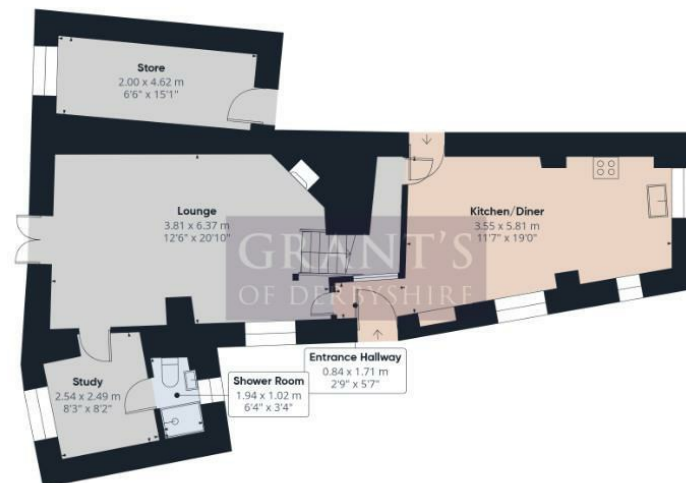
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

### Directional Notes

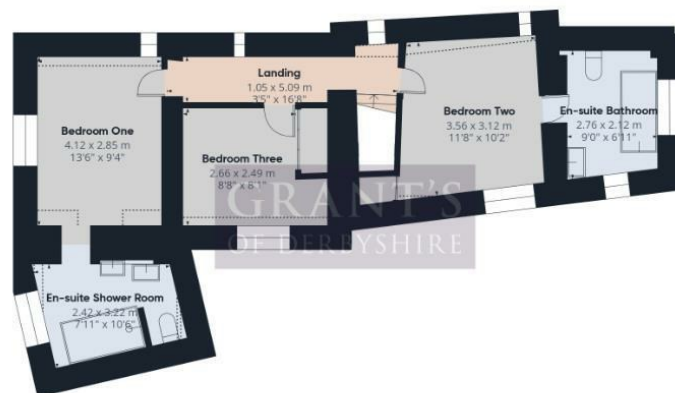
The approach from our Wirksworth Office is to proceed south along St John's Street crossing over the mini-roundabout junction which becomes Derby Road. Continue along Derby Road through open countryside for approximately two miles, eventually turning right as signposted for Kirk Ireton into Wood Lane. Continue along Wood Lane bearing to the left which becomes Hob Lane. Continue to climb Hob Lane into the village of Kirk Ireton taking the third turning on the left into Coffin Lane. Drive down here for a short distance and as the road becomes 'Well Banks', you will find Raglan House on the right hand side as identified by our For Sale board.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

113.1 m<sup>2</sup>  
1218 ft<sup>2</sup>

**Reduced headroom**

3.4 m<sup>2</sup>  
37 ft<sup>2</sup>

(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.

**GIRAFFE 360**

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.

