



GRANT'S
OF DERBYSHIRE

The Dale, Wirksworth DE4 4EJ
Offers Over £230,000

Grants of Derbyshire are delighted to offer For Sale this two bedroomed semi-detached period cottage which is located in a sought after area just a short walk from the centre of Wirksworth. The property offers plenty of character and charm with a number of features, including beamed ceilings and a beautiful inglenook fireplace with wood burning stove. Beautifully presented throughout, the accommodation briefly comprises a dining kitchen and a sitting room on the ground floor and to the first floor there are two bedrooms and a bathroom. The property benefits from gas central heating with the boiler having been installed in the last five years. The Energy Performance Certificate pre-dates this. In addition it has Nest which also includes three smoke alarms linked to the Nest system. The cottage is currently run as a very successful holiday let but it would work equally well as a residential let or permanent home. Viewing Highly Recommended!

Ground Floor

To the front of the property the hardwood stable style door with single glazed panel opens directly into the

Dining Kitchen 11'5" x 8'11" (3.48m x 2.74m)

This kitchen is fitted with a good range of wall and base units and solid wooden work surfaces with tiled splash backs. The inset ceramic sink with mixer tap is ideally located beneath the window to the front aspect. Integrated appliances include the slimline dishwasher and the electric oven with four ring gas hob and stainless steel extractor hood over. There is space for a freestanding fridge/freezer as well as space and plumbing for a washing machine. A wall mounted cupboard houses the fuse box and meters and a further cupboard houses the Baxi boiler. The room is lit by inset spot lights.

A step leads down to the sitting room and a door to the rear opens to the

Cave 13'8" x 8'7" (max) (4.19m x 2.62 (max))

This natural cave provides a useful storage area and has the benefit of both power and light.

Sitting Room 13'10" x 10'4" (4.22m x 3.15m)

A delightful sitting room which is full of character with the exposed ceiling timber, deep wooden window sills and exposed lintels. The focal point of the room is the fabulous inglenook fireplace with substantial stone surround, brick back and stone hearth and this houses the solid fuel stove. The room is lit by inset spotlights and there are two windows to the front aspect. There is a useful under stairs storage cupboard.

The staircase leads up to the

First Floor

Having a raised ceiling with recessed spot lights and feature beam. Doors open to the two bedrooms and the bathroom.

Master Bedroom 12'0" x 9'1" (3.66m x 2.79m)

This double bedroom has a front aspect sealed unit double glazed window as well as a Velux roof light window. There are original beams and exposed stone. The room is lit by wall lights as well as the inset spot lights.

Bedroom Two 8'7" x 7'4" (max) (2.62m x 2.24m (max))

Again with a front aspect sealed unit double glazed window, this single bedroom also has original beams, recessed spot lights, wall lights and there is also the benefit of a useful over stairs airing cupboard.

Bathroom 7'1" x 5'2" (2.16m x 1.60m)

With ceramic tiled flooring, this bathroom is fitted with a white three piece suite comprising wall hung wash hand basin with mixer tap and tiled splash back, a low flush WC and a panelled bath with a plumbed in shower over and tiled surround. There is a Velux roof light window, original beam and a heated chrome towel rail.

Outside and Parking

Please note that there is no garden/outside area with this home but it is a just short walk from the centre of town and from a number of green areas and countryside walks. There is on road parking available nearby.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

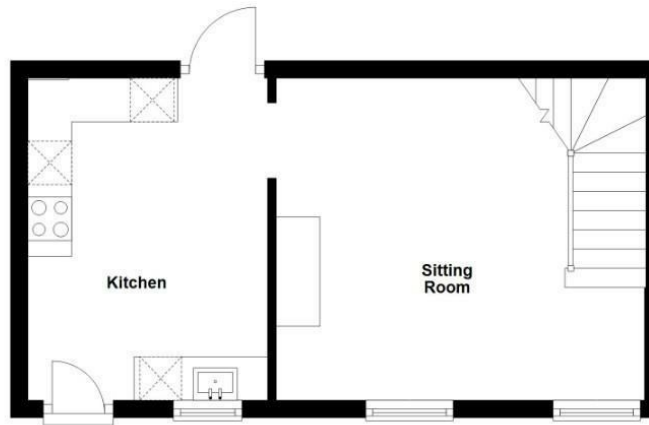
Directional Notes

From our office in Wirksworth Market Place turn left along the row of shops bearing round to the left onto Dale End. Bear left again up The Dale. Fryers Cottage, Number 19/21 is situated on the right hand side after a distance of approximately a hundred and fifty metres.



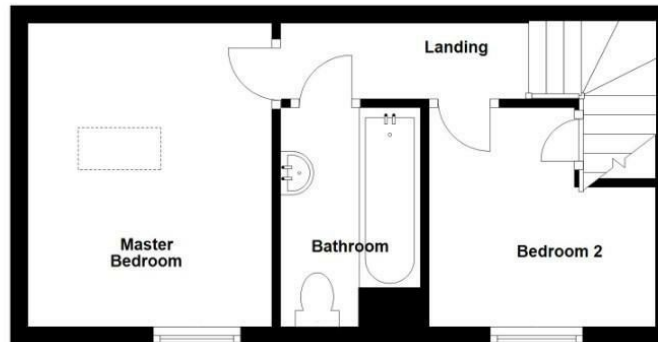
Ground Floor

Approx. 20.0 sq. metres (215.8 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 49.1 sq. metres (528.2 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

