



GRANT'S
OF DERBYSHIRE

Steeple Grange, Matlock DE4 4FS
Offers Around £249,995

Grants of Derbyshire are delighted to present this charming character cottage, ideally situated just a short stroll from the heart of the historic market town of Wirksworth. The ground floor offers a welcoming kitchen-diner and a cosy sitting room, while the first floor features two generously sized bedrooms and a family bathroom. To the rear of the property, there is off-road parking for one vehicle, a garage, and a private garden complete with mature fruit trees. Additional parking is available at the front. Viewing highly recommended. Virtual Tour available.

Ground Floor

The property can be accessed through a gate leading to the fully enclosed front garden and directly to the part glazed, stained glass uPVC entrance door. This door opens into the

Sitting Room 16'4" x 13'10" (4.99 x 4.23)

A spacious room with attractive wooden beams to the ceiling, a double glazed uPVC window to the front aspect and an electric coal-effect fire set within a stone hearth. There is a large under-stairs cupboard offering lots of storage space. A wooden door leads into the

Kitchen Diner 4.34 (max) x 2.95

With tile-effect vinyl flooring and a range of wooden base units, wooden worktop with a large, inset Belfast sink with chrome mixer tap over. There is an electric grill and oven with four ring ceramic hob, you'll also find space for an under counter fridge, under counter freezer and washing machine. There are two windows to the rear aspect bringing plenty of light into this spacious room which has plenty of room for a dining table.

Rear Entrance

A part-glazed wooden door opens from the small patio, garage and off road parking into the rear entrance porch which has a door opening into the kitchen diner, and stairs lead up to the

First Floor

Stairs lead up to the landing where doors open to the two bedrooms and family bathroom.

Bedroom One 4.30 (max) x 2.70

This carpeted double bedroom has a double glazed window to the front aspect.

Bedroom Two 3.24 x 2.30

The second bedroom also has a double glazed window to the front aspect and the loft hatch can also be found here.

Bathroom 2.75 (max) x 1.70

This bathroom features a panelled bath with thermostatic shower over, a pedestal sink and dual flush WC. There are attractive tiles around the bath and you'll also find a handy storage cupboard here.

Outside & Parking

To the front of the property there is a fully enclosed front garden with a lawn and pathway. You can turn off the main road to access the rear of the property where you will find off road parking for one vehicle and the garage. To the rear of the garage is a secluded garden that includes mature fruit trees, it's a great spot for a keen gardener or just to spend time relaxing.

Garage 5.07 x 2.85

With an up and over door.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 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

From Grant's of Derbyshire's office on Wirksworth Market Place, head north up Harrison Drive (B5036) towards Cromford. Harrison Drive then becomes Cromford Road and shortly after, Steeple Grange. Number 8 can be found on the right hand side and for viewings we recommend you park on the road however, there is parking to the rear of the property. The postcode is DE4 4FS.





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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	88	Very environmentally friendly - lower CO ₂ emissions	
(B1-61) A	71	(B1-61) A	
(B1-61) B		(B1-61) B	
(B9-49) C		(B9-49) C	
(D5-49) D		(D5-49) D	
(D9-44) E		(D9-44) E	
(D1-38) F		(D1-38) F	
(I-20) G		(I-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

