



GRANT'S
OF DERBYSHIRE

The Old Bakehouse, 33 Gorsey Bank, Wirksworth DE4 4AD
Offers Around £335,000

We are delighted to offer For Sale, this stunning, stone built, three bedroom detached cottage which is located in this sought after hamlet at Gorsey Bank, a short distance from the centre of this thriving and popular market town of Wirksworth. This home enjoys an elevated position and has undergone an extensive but sensitive programme of refurbishment and retains a wealth of character and original features. The accommodation comprises; breakfast kitchen, dining room, sitting room and ground floor bathroom. There are three bedrooms to the first floor, all of which enjoy quite superb, far reaching views over Wirksworth and the surrounding hills and countryside. Viewing Highly Recommended, Virtual Tour Available. No Upward Chain.



The Location

Gorsey Bank is a delightful hamlet of character homes located just on the outskirts of Wirksworth. Many of the homes were built for the employees of Providence Mill, once a hive of industry, where narrow red tape to bind legal documents was produced. Much like the Puzzle Gardens of Wirksworth, Gorsey Bank has a web of paths and walkways leading in and around this historic site.

A Brief History

The Old Bakehouse was originally two adjoined properties, one housing a bakehouse. It then became two cottages and at some point was converted into one property. The current owners have undertaken an extensive programme of renovation.

Ground Floor

From this quiet lane, a part glazed cottage door opens into the

Breakfast Kitchen 11'0" x 9'0" (3.37 x 2.75m)

With a ceramic tiled floor, wood panelled walls and a range of base and shelf units with space and plumbing for a washing machine. There are polished wood work surfaces with an inset Belfast sink. The cream coloured Rayburn cooking range also provides the gas central heating for the home. There is a secondary glazed sash window to the front aspect and a recessed larder cupboard with shelving. TV point. A ledge and brace door leads to the

Dining Room 11'6" x 10'2" (3.51m x 3.10)

A light and cosy room with a Derbyshire gritstone fireplace which could be easily converted to accommodate a wood-burning stove if required. There is a secondary glazed sash window to the front aspect with adjacent original doorway. A separate cottage door leads to the inner lobby.

This room has a built-in cupboard housing the modern consumer unit, wood panelled walls with shelving and multi-paned double doors which open to the

Sitting Room 11'3" x 8'7" (3.43m x 2.64)

Another light and cosy room with wood panelled walls and secondary glazed windows to front and side aspects. A stone-built fireplace with inset, gas powered, cast iron stove provides a pleasing focal point. TV point.

Inner Hallway

From the dining room, a feature worn stone step with latched cottage door leads into the inner hallway where there is a small multi-paned window to the side aspect. The staircase with useful understairs storage, leads up to the first floor. A latched cottage door opens into the

Ground Floor Bathroom 11'4" x 8'11" (3.46 x 2.74)

With ceramic floor tiles, two rear elevation, secondary glazed windows as well as heat-resistant double glazed skylights. The bathroom comprises of: a corner bath with mixer taps over, a separate tiled shower cubicle, a wash hand basin, a low flush WC and a wall light with built-in shaving point. The skylights open so that the space above can be accessed for storage.

First Floor

On arrival at this landing we find a conservation rooflight providing a good level of natural light, a multi-paned window to the side aspect and access to the loft. The first latched cottage door on the left leads into

Bedroom Two 10'11" x 8'6" (3.33 x 2.6)

Having matching wall lights with front and side aspect windows offering excellent views over the surrounding hills and countryside. Stone fireplace (not in use).

Bedroom Three 10'5" x 7'7" (3.2 x 2.33)

With a secondary glazed sash window to the front aspect and an original stone fireplace with cast iron grate (not in use).

Bedroom One 10'11" x 9'11" (3.35 x 3.04)

With wood panelled walls, matching wall lights and a secondary glazed, sash window to the front aspect having a deep sill, ideal for a cushioned window seat to enjoy those far-reaching views.

Outside

To the rear of the home is space for wood storage and a discreet area for refuse bins.

Directional Notes

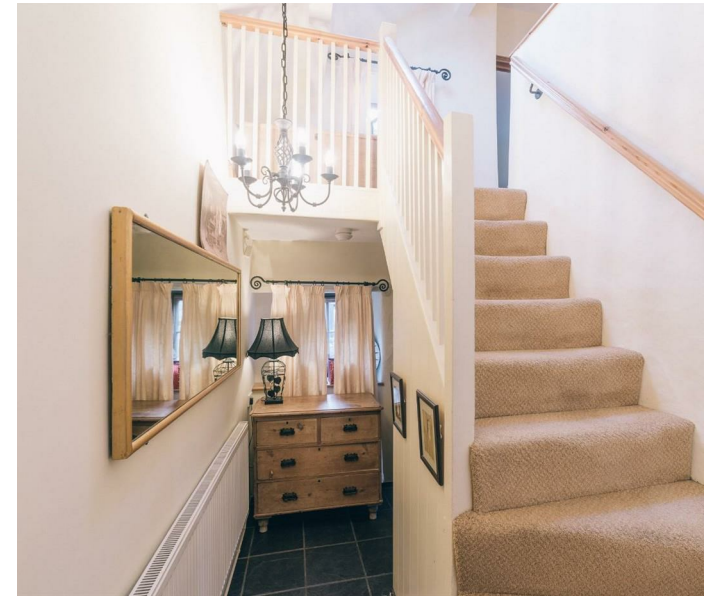
From our office at Wirksworth Market Place, continue down St John's Street and shortly before reaching the mini-roundabout junction, turn left into Water Lane. Continue along Water Lane, proceeding up and over the railway crossing at which point the road becomes Gorsey Bank. Continue along Gorsey Bank taking the second turning on the left, where shortly thereafter, number 33 can be found on the right hand side. Initially, we would recommend parking on Gorsey Bank, adjacent to the church on the right hand side and walking up to the property.

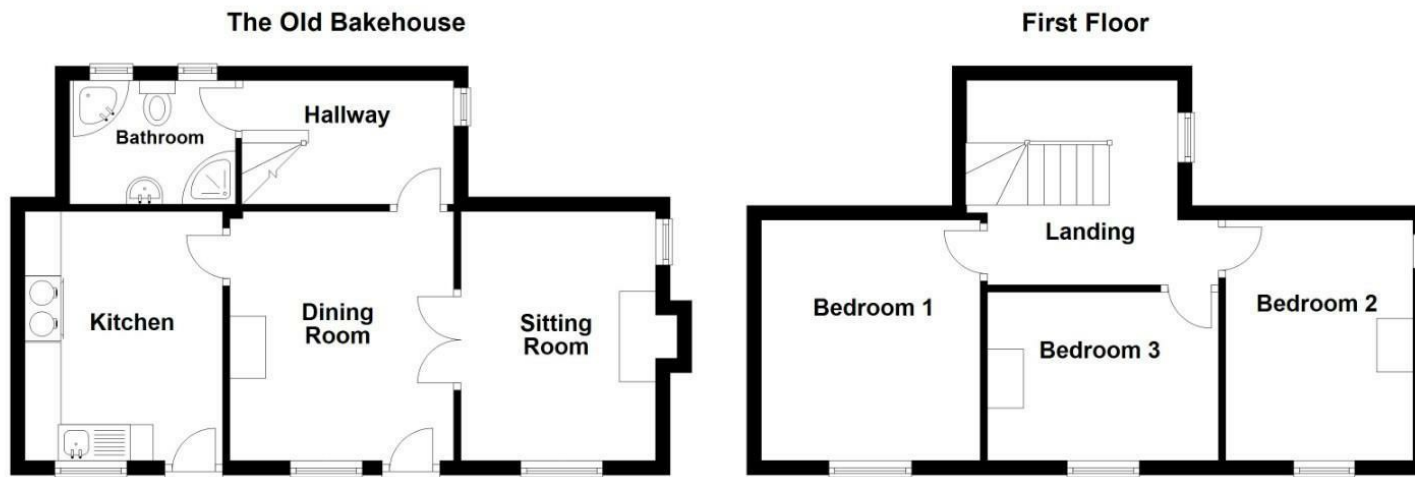
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2042 per annum.









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.

