



**GRANT'S**  
OF DERBYSHIRE

39 North End, Wirksworth DE4 4FG  
£875 Per Calendar Month

We are delighted to offer For Rent, this two bedroom character cottage located in the heart of this sought after town of Wirksworth. The property offers a wealth of original features and benefits from gas central heating. The accommodation comprises of; Front Room with log burning stove, fitted kitchen, second floor sitting room or second bedroom, top floor bedroom and bathroom. There is a yard and small elevated patio garden to the rear. Sorry no children due to steep, twisty stairs and outside layout.  
No Smokers. No Pets. No House Shares, Sorry. Available Mid April 2025



## Wirksworth

Wirksworth is a compact but thriving historic market town in the Derbyshire Dales, near the Peak District. There are good road and rail links, excellent medical service and plenty of amenities including shops, pubs and cafes, gyms and leisure centre and a lively arts and social scene and cinema.

## Number 39

A period brick and stone cottage, with two good sized bedrooms and a quirky layout over three floors. Feature arched cave behind and raised patio above. The property has full gas central heating. All windows have fitted blinds and curtain rails apart from the bathroom.

## Ground Floor

from North End the part glazed wooden front door opens into the

### **Dining / Sitting Room 13'8" x 10'10" max (4.16 x 3.30 max)**

The focal point of this front-facing room is an eco design, clean burn, multifuel stove, set into the original sandstone fireplace surround. There is also a radiator. Tiled floor and phone and tv points.

### **Kitchen 13'5" x 7'5" max (4.08 x 2.27 max)**

Cream units with pewter effect handles and granite effect worktops. Built in under counter fridge and separate freezer, ceramic hob, electric oven and extractor hood. Tiled floor. Utility cupboard with space and plumbing for washing machine. Under-stairs storage cupboard. A door leads out to the rear courtyard.

## First Floor

From the kitchen, stairs lead up to a

### **Derbyshire Landing 11'6" x 7'7" max (3.50 x 2.30 max)**

A spacious landing offering scope for study area, extra storage. Exposed stone feature wall and radiator. A cupboard holds the gas central boiler, newly fitted just over a year ago and another cupboard offers under stairs storage.

### **Sitting Room / Bedroom Two 14'0" x 11'0" (4.26 x 3.35)**

With fully exposed beamed ceiling and a charming cast iron fireplace set on a quarry tiled hearth under a stone lintel. Fitted shelves to either side of the chimney breast, wall lights and stripped floorboards complete this room.

## Second Floor

From the first floor landing, stairs lead up to another

### **Derbyshire Landing 7'5" x 7'5" max (2.26 x 2.25 max)**

A second spacious landing with radiator and low level window, an ideal office / study area.

### **Bedroom One 13'11" x 11'7" max (4.23 x 3.52 max)**

Feature beams, exposed brick chimney breast and stripped floorboards give this room lots of character. There is useful fitted shelving on either side of the chimney breast.

### **Bathroom 7'5" x 6'3" (2.25 x 1.90)**

White suite with mixer shower over bath, and having glass shower screen. LED downlights,

chrome heated towel rail, dark stained floorboards.

## Outside

To the rear of the property, accessed from the kitchen, is a small paved yard with a most interesting cave, part natural rock and part painted brick archway. A flight of old steep stone steps lead up to a raised sunny paved patio, with a ground spike for a rotary dryer.

## Council Tax

We understand from Derbyshire Dales District Council that the property is in council tax band B, which is currently £1729.82 per annum.

## Parking

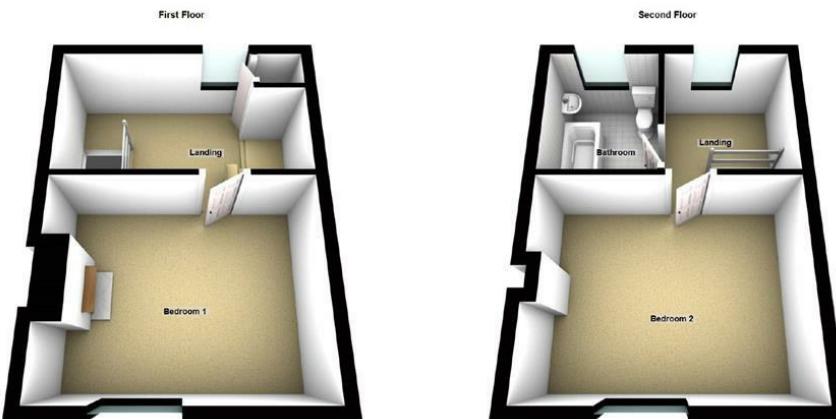
There is overnight on-street parking. Free long-term on-road parking can be found nearby and also in a first-come first-served free car park just up from the property.

## Directions

From the centre of Wirksworth, take Coldwell Street (B5035) towards Whatstandwell. Take the second left onto North End; Number 39 can then be found on the left. The postcode is DE4 4FG.







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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A1-A5) A			88
(B1-B5) B			
(C1-C5) C			
(D1-D5) D			
(E1-E5) E			
(F1-F5) F			
(G1-G5) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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