



GRANT'S
OF DERBYSHIRE

1 Church Street, Bonsall, Matlock DE4 2AE
Offers Around £450,000

Located in the very heart of the historic and sought-after village of Bonsall, just above the striking medieval Market Cross, is this fantastic four-bedroom home. Full of charm and interesting features, the property combines period appeal with comfortable, well-proportioned accommodation, all presented to an extremely high standard. The ground floor comprises a most spacious sitting room with two large former shop windows framing a wonderful outlook, a well-appointed kitchen, separate dining room, useful pantry, and an inner hallway offering ample storage. Upstairs, there are four good-sized bedrooms—one with an en-suite—alongside a stylish family bathroom. The property benefits from gas central heating and double glazing, with the windows having been replaced under two years ago. To the rear is a superb outbuilding/workshop and beyond this are steps leading up to a delightful garden with beautiful countryside views. Its slightly elevated position also allows for impressive views to be enjoyed from within the property. This is a rare opportunity to acquire a beautifully presented and distinctive home in one of Derbyshire's most picturesque villages. Viewing Highly Recommended.



Location

Bonsall is a vibrant and picturesque village located on the edge of the stunning Peak District National Park. Steeped in history as a former lead mining settlement, it offers a warm community atmosphere with two friendly pubs, a well-loved café, and a highly regarded primary school. The village is a favourite among walkers, with the Limestone Way passing through and an abundance of scenic routes offering breathtaking views. The nearby towns of Wirksworth and Matlock offer a broader range of amenities, while excellent transport links include the A6 for convenient north-south travel and within 2.5 miles is Cromford railway station, which provides direct access to Derby and onward connections to London St Pancras.

Accommodation

Ground Floor

To the side of the property is a uPVC door opening into the

Entrance Porch 5'4" x 3'7" (1.65m x 1.10m)

With smart wood panelling to the walls and a small window to the side aspect. Through a part glazed door is the

Hallway 8'0" x 3'7" (2.46m x 1.10m)

With a continuation of the stylish wood panelling and having solid oak flooring. From this hallway the stairs lead up to the first floor, a door with opaque glazed panels opens into the sitting room and the first door on the left accesses the

Kitchen 13'10" x 11'7" (4.24m x 3.54m)

This is a good sized kitchen which features engineered oak flooring and is well-appointed with a range of wooden units and open shelving. It boasts solid wood worktops complemented by stylish tiled splashbacks. Two large sash windows to the side aspect allow plenty of natural light into the room and beneath is the ceramic double Belfast sink with mixer tap. There is space and plumbing for both a washing machine and a dishwasher, as well as ample room for a large freestanding fridge freezer. A gas range-style cooker with extractor hood is currently in place. There is also sufficient space to comfortably accommodate a dining table and chairs. To the rear of the room is a gothic style arched door and a step up into the

Dining Room 14'8" x 7'5" (4.49m x 2.28m)

The dining room features oak flooring and a wall of fitted cupboards provides generous built-in storage. To one side is a door to the

Pantry 5'11" x 5'4" (1.82m x 1.65m)

With a continuation of the oak flooring, this is a most useful room which has a window to the side aspect.

Sitting Room 17'10" x 15'9" (5.44m x 4.81m)

An impressive and generously proportioned living space, beautifully finished with quality oak flooring and flooded with natural light thanks to a side window and two stunning former shopfront windows, triple glazed and with deep sills—perfect for enjoying the superb outlook. A stylish gas fire set on a raised hearth adds warmth and character, making it an ideal spot to relax or entertain. The room is lit by both wall lights and a central ceiling fixture. Solid wood double doors to the front open directly to the exterior, while distinctive tri-fold doors with arched glazed panels lead into the inner hallway.

Inner Hallway

A highly practical space offering generous storage, perfect for coats, footwear, and everyday essentials. There is a window to the rear aspect and a stripped pine door opens to an additional useful storage cupboard.

First Floor

The staircase leading up from the hallway reaches the

Landing

With a window to the side aspect and doors to the four bedrooms and the family bathroom. In addition, double doors adjacent to bedroom four open to a most useful storage cupboard.

Bedroom One 16'8" x 9'1" (5.09m x 2.79m)

A generously sized double bedroom with exposed wooden floorboards and excellent natural light from both side and front aspect windows. The front-facing window offers a particularly delightful and far-reaching view over the rooftops to the rolling hillsides beyond. To the rear of the room is a door opening into the

Ensuite 8'2" x 6'6" (2.51m x 1.99m)

Stylish and well-appointed ensuite bathroom, featuring a side aspect sash window and a smaller front-facing window. Fitted with a classic three-piece suite, including a pedestal wash hand basin, low flush WC, and an elegant roll-top claw foot bath complete with mixer tap and a thermostatic shower over—combining period charm with modern convenience.

Bedroom Two 14'7" x 9'5" (4.46m x 2.89m)

The second double bedroom is also of a good size and is to the rear of the home with a side aspect sash window as well as two Velux roof lights. The room also benefits from a useful alcove providing hanging and storage space

Bedroom Three 14'1" x 7'10" (4.30m x 2.39m)

Another well-proportioned double bedroom with a side aspect sash window that brings in natural light and a delightful cast iron feature fireplace, adding a touch of period character.

Bedroom Four 12'8" x 8'4" (3.87m x 2.55m)

The fourth bedroom is a versatile space, currently used as a home office. It benefits from a front-facing sash window that shares the same excellent outlook as the main bedroom—with views over the historic village cross, charming neighbouring properties, and the rolling countryside beyond. Ideal as a study, nursery, or additional bedroom.

Family Bathroom 8'3" x 7'8" (2.52m x 2.36m)

This well-appointed, part-tiled bathroom is fitted with a white three-piece suite comprising a low flush WC, contemporary wash hand basin with mono-bloc tap set upon a vanity unit, and a panelled bath with mixer tap and thermostatic shower over. Additional features include a chrome-effect ladder-style heated towel rail, inset spotlights, and an extractor fan. A stripped pine door opens to a built-in cupboard which houses the gas boiler.

Workshop 18'7" x 10'2" (5.67m x 3.12m)

Attached to the rear of the home is a fantastic stone-built workshop which benefits from both power and light and has a window looking out onto the quiet lane.

Outside

Beyond the workshop are steps leading up to the rear garden.

Rear Garden

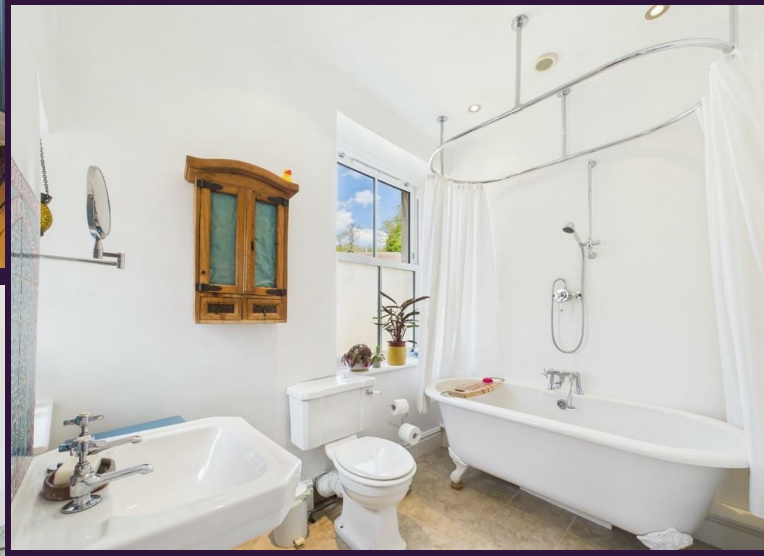
A beautiful garden enjoying an elevated position with fantastic far-reaching views over rooftops to the surrounding hillsides. Fully enclosed by stone walling and fencing, the garden features a good-sized lawn, well-stocked planted borders, a useful garden shed, and a secluded paved seating area—perfect for relaxing or outdoor dining.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Directional Notes

From our Wirksworth office proceed along the road in the direction of Cromford. As you descend into the village of Cromford, just before the pedestrian crossing, take the left hand turn into Water Lane (A5012). Continue along this road taking the turning on the right as signposted for Bonsall onto Clatterway. At the top, the road veers around to the right onto Yeoman Street and upon reaching the large stone market cross in the centre of Bonsall, you will see 1 Church Street straight ahead of you.







Floor 0 Building 1



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Approximate total area⁽¹⁾

142.4 m²
1532 ft²

Reduced headroom

0.3 m²
3 ft²

(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.

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