



Gorsey Bank, Wirksworth, DE4 4AD

A gardener's paradise, this beautiful cottage is set in an idyllic location on the edge of Wirksworth, yet within walking distance of schools and the town centre. The mature gardens have been carefully curated and developed over several years - creating a calming and uplifting space in which to relax and potter. With modern upgrades sympathetic to the character of the home, original character features and a summer house which doubles as a superb garden office, there's a lot to love about this charming home.

On the ground floor, the entrance hallway leads through to the sitting room, dining room and on through to the kitchen. To the first floor are two double bedrooms, a single bedroom and captivating bathroom. The gardens wrap around the front and left side of the home and have several seating areas in which to relax awhile.

Gorsey Bank is on the south-eastern tip of Wirksworth and this area around Preservation Mill is brimming with history and character. Within two minutes' walk, you are in open countryside, with miles of footpaths and cycling routes in all directions.

Wirksworth is known as The Gem of the Peak and is a thriving market town with a big focus on the arts. The Northern Light Cinema and annual arts festival are complemented by a range of quality eateries, friendly pubs and independent shops. There are walks and cycling trails aplenty, plus Carsington Water, Chatsworth House and the bustling market towns of Matlock, Bakewell, Ashbourne, Buxton and Belper all within easy reach.

- Peaceful and secluded home with wonderful gardens
- Countryside walks on your doorstep
- Large plot which gets sunlight all day
- New aluminium double-glazed doors
- Magnificent views over Wirksworth and beyond
- Walking distance to schools and town centre facilities
- Summer house with power - ideal home office in the garden
- Quiet, friendly neighbourhood on the edge of town
- Mature gardens lovingly created over many years
- Modern kitchen and luxurious bathroom

£350,000

Front of the home

You can enter the garden through two separate gates via footpaths up from Gorse Bank. The 'main' gate is a handmade, bespoke iron gate from local artist Dave Turner and, excitingly, will remain. The other entrance is little-used and comes in via a neighbouring garden over which there is a right of way.

The home is stone-built with a tiled roof. A gravel path runs around the outside of the home, with new aluminium-framed doors into the kitchen and dining room. Beside the front door is an external wall-mounted power supply and we will enter the home through the new aluminium part-glazed front door.

Entrance Hallway

This lovely entrance to the home is carpeted and has a radiator, ceiling light fitting and staircase up to the first floor. There is a large open storage space under the stairs and pine door into the sitting room.

Sitting Room

11'10" x 11'10" (3.62 x 3.61)

The focal point of this cosy room is the open fire, set within an iron fireplace with tiled surround and hearth. The alcove to the right has a fitted cupboard with shelving. The carpeted room has a sash window looking out to the front garden, radiator and ceiling light fitting.

Dining Room

16'10" x 7'0" (5.15 x 2.15)

This bright dual aspect room has a fully glazed aluminium double patio doors and full-height window beside, bringing lots of natural light in. These are complemented by the wide timber-framed sash window. A cast iron log burner and flue is situated within the brick fireplace, with tiled hearth and pine mantelpiece. Full-height fitted pine cupboards each side provide useful storage, as does another full-height cupboard beside the aluminium door - this cupboard houses the Baxi boiler. With plenty of space for a dining table, seating and additional furniture, this carpeted room has a radiator, ceiling light fitting and recessed ceiling spotlights.

A pine door with stained glass panels leads into the entrance hallway and there is an open doorway into the kitchen.

Kitchen

10'2" x 9'8" (3.1 x 2.95)

The quality kitchen was fitted in 2015 but feels much newer. There is underfloor heating beneath the natural slate floor and another set of new high quality aluminium doors leading out to the garden. Opposite is a modern half-glazed door to a rear path, with access to two brick outbuildings.

Entering the room from the garden, on the right are a range of cabinets including a large space within which you can fit a fridge-freezer. On the left, the granite worktop includes a round stainless steel sink and drainer with eye-catching bendy mixer tap! There are a range of high and low fitted cabinets and drawers, as well as a four-ring gas hob. On the right is a solid pine breakfast bar with open shelving beside the back door.

Please note: the oven and washing machine may be available by separate negotiation.

Stairs to first floor landing

Carpeted stairs with a banister on the right lead up to the L-shaped landing. There is a radiator and the square window on the left provides incredible views over Wirksworth to the countryside beyond. Matching pine doors lead into the three bedrooms and a door with stained glass opens up to reveal the wonderful bathroom.

Bedroom One

14'11" x 11'11" (4.55 x 3.65)

We adore this large double bedroom, with views to Preservation Mill and the surrounding trees, through the large sash window. It is south-facing so benefits from sunlight from morning through to nightfall. The room is carpeted and has a cute iron fireplace (like all upstairs fireplaces, now used for display purposes only), radiator and ceiling light fitting. There is lots of room for a king size bed, furniture and seating or a dressing table. An over-stairs cupboard provides additional storage.



Bedroom Two

10'2" x 9'8" (3.12 x 2.95)

This dual aspect bedroom at the rear also has wonderful views over Wirksworth. This carpeted room has a charming fireplace in the corner of the room, together with a radiator and ceiling light fitting. Currently set up as a home office and occasional guest room, it is a good-sized double room.

Bedroom Three

9'10" x 9'10" (3 x 3)

With a radiator, ceiling light fitting and painted floorboards, this room has lovely views out to a couple of cottages and the rising wall beside a footpath in the foreground. There are two full-height cupboards and a small iron fireplace.

Bathroom

6'8" x 6'2" (2.05 x 1.9)

A peaceful sanctuary in the heart of the home, this has a huge standalone bath with heritage-style mixer tap and separate shower attachment. The ornate ceramic sink has brass taps and there is a ceramic WC with cistern. The room has quality engineered oak flooring, a ceiling light fitting, heated towel rail, extractor fan and panelled walls to the bottom half of the room.

Garden

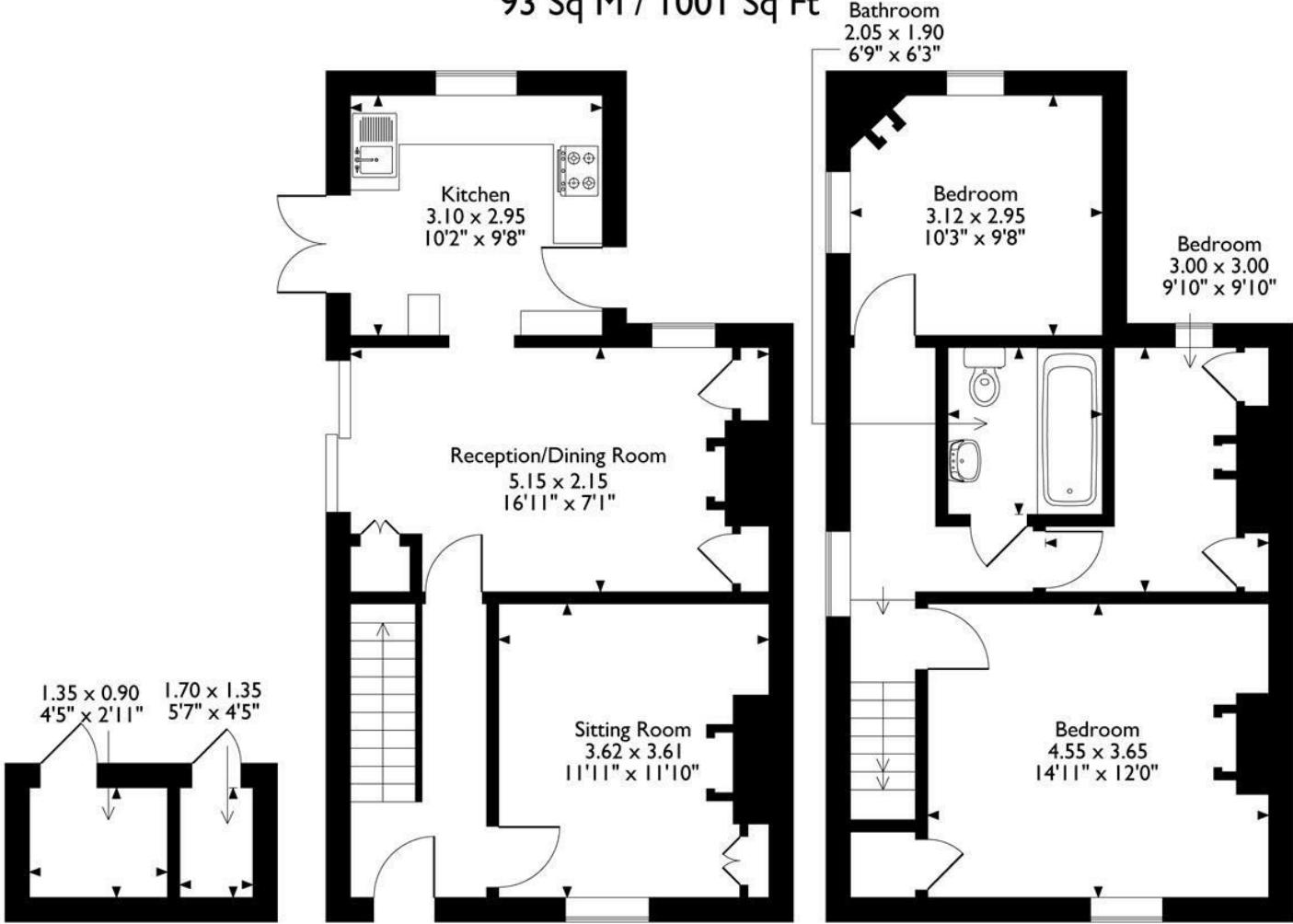
We should give fair warning: we may be about to go a bit crazy on the superlatives about this garden! It has been lovingly developed by the current owner and is now a magnificent wildlife haven bursting with colour and alive with birdsong. It is also tranquil and calming, with tree-filled views wherever you are.

Outside the front door, three stone steps lead down to a sheltered circular dining patio area. Like all areas of this garden, you are surrounded by plants and trees. Here, an elder tree stands proudly beside a Japanese maple. Immediately below is a roomy modern summer house with lots of tall windows and a dedicated power supply. It would therefore also make a perfect garden office. Outside is a decked seating area, bordered by a fence, which was created by the same person who made the gate.

A slate path leads through another verdant area, which includes a spectacular Japanese maple tree in full yellow bloom, to another circular seating area. With a fitted curved bench, it seems the perfect spot to gather around a firepit. The path then wends up towards the house, to another patio area and pergola. We loved our time here and this garden has a serenity that was very welcome.



26 Gorseby Bank
Approximate Gross Internal Area
93 Sq M / 1001 Sq Ft



Outbuildings

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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