



## North End, Wirksworth, DE4 4FG

Located in the heart of the town centre and with no upward chain, this gorgeous three storey cottage has a courtyard garden. Packed with original features such as stone mullion windows and oak beams, the home has two double bedrooms, a shower room, separate standalone bath and has a beautiful ambience. The furniture can also be purchased by separate negotiation.

Just a few doors up from the Northern Light cinema, this home has a lounge and kitchen on the ground floor, with stable door out to the courtyard garden. To the first floor is a double bedroom and shower room, whilst the top floor features a unique landing with standalone bath set beneath a large Velux window and another double bedroom.

This is the perfect home for people who are into outdoor walks (many beautiful footpaths to explore just a stone throw away) and you can enjoy a blend of quiet relaxation, creative focus or engaging in the buzz of a great little town that offers a wealth of art and festivals.

Wirksworth has just been named by The Sunday Times as 'the best place to live in Derbyshire'. It is rightly known as The Gem of the Peak and the town centre includes a wealth of thriving independent retailers, eateries and pubs. The High Peak Trail traverses the northern edge of the town and Carsington Water, Chatsworth House, the Peak District, Matlock, Bakewell and Buxton are all within a short drive.

- Beautifully-decorated 2 bedroom cottage
- No upward chain
- New double glazing at rear, 2024
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'
- Council Tax band A
- Whitewashed courtyard garden
- Natural feel throughout - oak beams and stone mullions
- Furniture available by separate negotiation
- Shower room and separate boutique-style standalone bath
- Located in the heart of the town centre

**£220,000**

## Lounge

12'7" x 10'7" (3.85 x 3.25)

This is a stunning entrance to the home and representative of the treasures you'll find within. The large original stone fireplace and hearth on the left houses a wood burner and flue. The room has a hard-wearing hessian carpet, ceiling light fitting and fitted wooden cabinets beneath the stone mullion windows. Through the windows are lovely views between a gap in the houses opposite to the hillside beyond the town. There is space for a sofa, dining table and additional furniture. A timber framed doorway leads through to the kitchen.

## Kitchen

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

The compact well-designed kitchen has a fitted oak worktop with beautiful tiled splashbacks and a low level cabinet on the right. The integral four-ring electric hob has an oven below and there is space and plumbing for a washing machine. Beside the timber framed window, which looks out to the rear garden, is an integrated stainless steel sink and drainer with chrome mixer tap.

Opposite is a stripped pine door with iron latch, which opens to reveal a pantry cupboard, with space for a fridge-freezer. The kitchen has a tiled floor, stable door out to the courtyard garden and another stripped pine door with iron latch opening up to the staircase.

## Courtyard Garden

Walk through the stable door, which is set within a large stone arch and you enter the magical courtyard garden. It's a beautiful, secluded and peaceful spot with a dramatic white cliff face. There is space for outdoor seating, dining and a shed and planters.

## Stairs to first floor landing

Wooden stairs curve up to the first floor landing, which has lots of exposed wood and a deep-set window. The landing is carpeted and has a ceiling light fitting overhead. There are stairs to the landing and stripped pine doors with iron latches to Bedroom One and the shower room.

## Bedroom One

11'9" x 10'11" (3.6 x 3.35)

With a wide gap between the houses opposite, natural light floods in through the timber-framed windows, which are set within impressive stone mullions. From here, you have views over the Ecclesbourne Valley Railway to the verdant tree-filled hillside opposite. The bedroom has exposed oak floorboards and plenty of space for a double bed and furniture. The stove shown in the photograph is not operational and is a feature only.

## Shower Room

8'2" x 3'3" (2.5 x 1)

With a chequerboard vinyl floor, this room has a walk-in tiled cubicle with electric Mira shower. It's always lovely to see Armitage Shanks bathware and the ceramic pedestal sink has heritage-style taps. The room has a deep-set timber framed window, slate grey vertical heated towel rail and ceiling light fitting.

## Stairs and Bathroom

There's a real surprise in store here!! A solid pine staircase curves up to the landing, with shelved storage overhead and a full-height fitted cabinet with water tank. We absolutely adore the standalone bath with claw feet and chrome taps - located on the landing beneath the huge Velux window, this area has the feel of a boutique hotel. There is also a cute deep-set window and substantial oak beam overhead. It's an amazing place to relax and chill out. The area also has pine laminate flooring and a ceiling light fitting.

## Bedroom Two

11'11" x 10'9" (3.65 x 3.3)

The Wow Factor features keep on coming! This is a beautiful and uplifting room. Currently set up as a combined guest room/living room, it is flooded with natural light through the Velux windows and two windows set within stone mullions. The high ceiling has an exposed oak beam and light fitting, whilst the floor has pine-effect laminate. There is lots of space for a bed and furniture and would also make a tremendous home office...if you can resist gazing out all day long at the views!

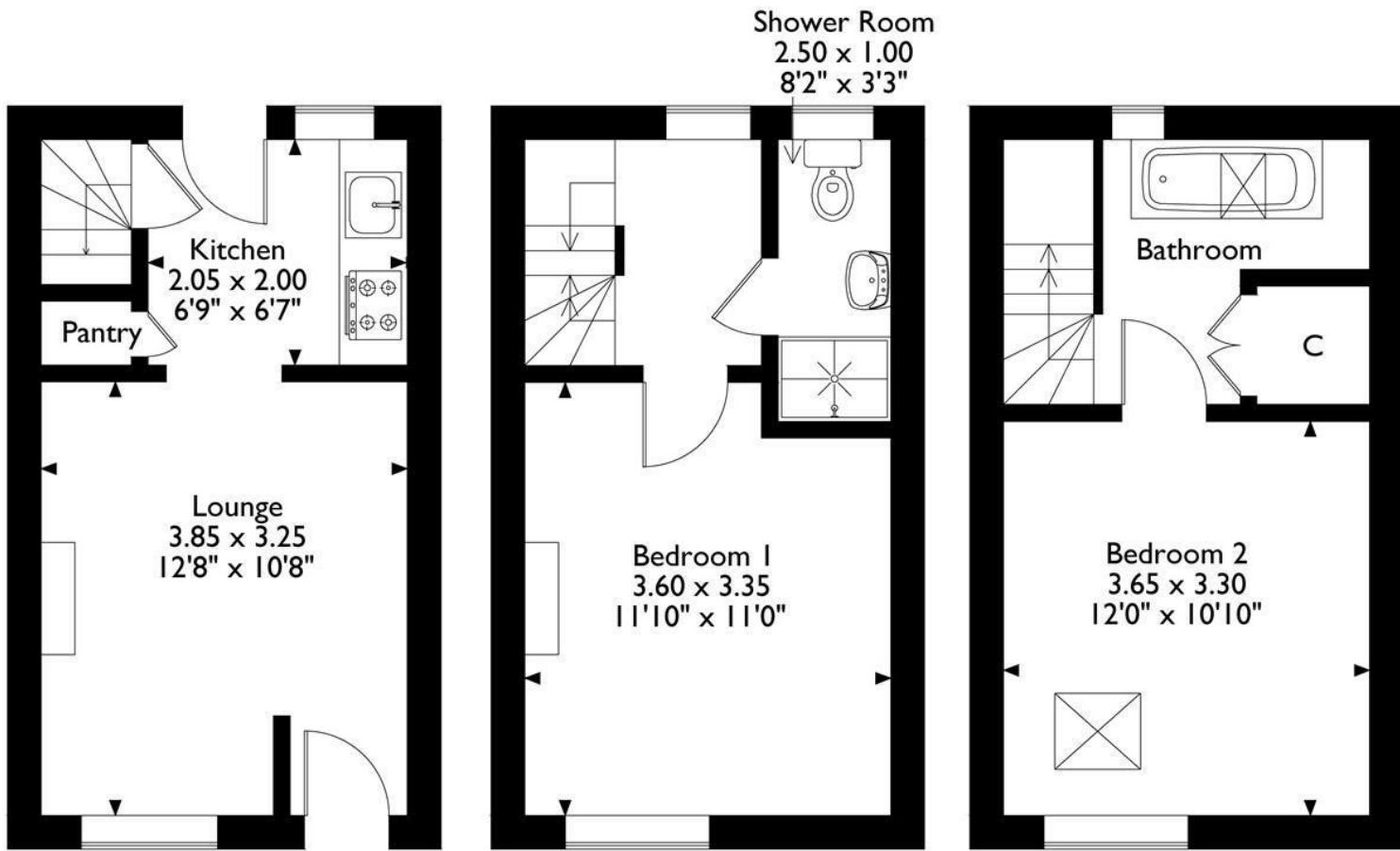




# 33 North End

## Approximate Gross Internal Area

### 59 Sq M / 635 Sq Ft



**Ground Floor**

**First Floor**

**Second 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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