



## The Babington Estate, Greenhill, Wirksworth, DE4 4EN

The Babington Estate comprises the Grade II\* Listed Jacobean manor house - Babington House - in addition to a pair of two bedroom cottages, magnificent gardens and driveway parking for 10+ vehicles. A rare opportunity now exists to own this important, historic residence in the heart of Wirksworth.

Built in 1630 and associated with the Babington family (Anthony Babington led the attempted rescue of Mary, Queen of Scots), this impressive home retains many original features. The home was built from coursed gritstone and limestone excavated from the garden and has previously been Wirksworth's cottage hospital for six decades and, prior to that, a workhouse from 1724 to 1829.

The main home extends across three storeys and comprises a sitting room, library, dining hall, kitchen, utility room and WC on the ground floor. To the first floor are two bedrooms, a reception room and bathroom whilst there are three further double bedrooms, two en-suite bathrooms and a shower room on the top floor. The estate comprises five separate gardens - each having unrivalled elevated views - and a large cobbled driveway with space for 10+ vehicles to park comfortably.

The two bedroom cottages currently generate a good income from holiday letting and renting - and each have a parking space and can be allocated private garden/outdoor space too.

The estate is in the heart of the thriving centre of Wirksworth, with independent retailers, cafes, bars and cultural offerings - whilst Stoney Wood and the Star Disc are also within a 5-10 minute walk. The town's schools are similarly close, as is Wirksworth Leisure Centre and Hannage Brook medical centre. Countryside walks and cycle rides are easily accessible too, including the High Peak Trail, which runs across the top of the town.

Slightly further afield is Carsington Water and the bustling market towns of Belper, Matlock, Bakewell, Buxton and Ashbourne, plus the beautiful Derbyshire Dales, Peak District and Chatsworth House.

- Grade II\* Listed Jacobean manor house and estate
- Built in 1630 and retaining many original features
- Driveway parking for 10+ vehicles
- Rare opportunity to own this very special home
- Estate comprises Babington House, 2 x 2 bedroom cottages, gardens and driveways
- Opportunity to run cottages as holiday lets
- Beautiful gardens with dramatic cliff-face backdrop
- Important local residence - former cottage hospital and workhouse
- Magnificent panoramic views over town to countryside
- Short 2 minute walk into town centre

**£1,800,000**

# The Babington Estate, Greenhill, , Wirksworth, DE4 4EN

## Front of the home and Gardens

Dating from the early 1600s, the driveway is accessed through two wide timber gates - the driveway widens, with a car port at the far end and space for 8 vehicles to park comfortably. The front garden sweeps around the driveway and is bordered by a spectacular cliff face which is about 30 feet high and 150 feet wide. This garden is so large that it previously had several cottages located along the right-hand boundary.

The neat manicured lawn has flower bed borders and is dotted with trees including a tall acacia, Japanese flowering cherry tree, weigela and multiple tea rose bushes. There is a large rectangular pond, a private elevated seating area with pergola and a cave - perfect for play and for cold storage. Off the driveway, five stone steps lead up to the main front door, which opens into the sitting room on the middle floor of the home.

A path leads around the right to a sheltered cottage garden, a large walled garden with croquet lawn, greenhouse and a side garden with greenhouse, former stone wash-house and WC.

At the rear is a beautiful south-facing garden with spectacular views over the town to the rolling green hills beyond. This garden includes large patio areas suitable for seating and dining, well-loved and well-maintained flower beds bursting with colour and a pond. It's a peaceful and serene garden, perfectly suited to relaxing and entertaining with friends and family, particularly as it is adjacent to the kitchen and dining room.

We'll enter the home from this garden into the dining hall on the ground floor.

## Dining Hall

21'3" x 16'8" (6.48 x 5.1)

This is a magnificent entrance to the home and the dining hall boasts the largest inglenook fireplace we've ever seen. Representative of the quality to be found throughout the home, this room has parquet flooring, a high oak-beamed ceiling and leaded stone mullion windows. The inglenook has a light fitting above and has a stone hearth and surround, with brick barrel cellar ceiling.

There is space for a 10-12 dining table, dresser, sideboard and additional furniture. The solid pine staircase leads to the upper floors, double oak doors to the drawing room and stripped pine doors to the WC and Breakfast Kitchen.

## Breakfast Kitchen

17'0" x 14'9" (5.2 x 4.5)

A spacious triple aspect room, the kitchen has a quarry tiled floor, high ceiling with oak beams, leaded windows with stone mullions and a large stove set within another substantial inglenook fireplace. On the left, the granite worktop has a range of high and low level fitted country cabinets, including an integral refrigerator and Bosch dishwasher. The inset ceramic Belfast sink has a heritage-style chrome mixer tap beneath four tall south facing windows, with views to the rear garden and across the town to the hills beyond. The depth of the windowsill demonstrates the thickness of the walls in the home.

On the far wall is a radiator with west facing window above. To the right, beneath the huge oak beam is another granite worktop with drawers and a Montpellier electric oven, with two-ring Smeg gas hob above. The 'Alpha' Aga-style stove on the right has hotplates and two ovens. To the right are steps up into the utility room and, beyond, a north facing window to the front garden. The kitchen has recessed ceiling spotlights and plenty of space for dressers, a fridge-freezer and other furniture and seating.

## Utility Room

11'9" x 7'6" (3.6 x 2.3)

This room is the only significant addition to the footprint of the original 1630s home. It has a quarry tiled floor, high ceiling with recessed spotlights and loft hatch and a door to the rear garden. The L-shaped granite worktop has fitted cabinets above and below, with an inset 1.5 stainless steel sink with chrome mixer tap. There is space and plumbing for a washing machine, tumble dryer and two fridge-freezers.

## Drawing Room

15'10" x 15'7" (4.85 x 4.75)

This breathtaking room has oak panelled walls, stone flooring, an oak-beamed ceiling and working open stone fireplace. A wide window seat sits beneath four leaded south facing windows within stone mullions, with views to the garden. A large, eye-catching recess in the corner has another window, bringing more natural light in. This grand room also has a radiator, wall lights, lots of space for flexible room layouts and a wonderful original door to the Library.

## Library

15'8" x 8'2" (4.8 x 2.5)

This cosy room has two sets of double windows in stone mullions to the front garden. It has a stone floor, built-in bookcases at the far end and wall lights.

## WC

4'9" x 3'7" (1.45 x 1.1)

The useful ground floor WC has a stone floor, window and wall light. The vanity unit has a modern ceramic rectangular sink with chrome mixer tap and there is a ceramic WC.

## Stairs to first floor landing

Oak stairs with a runner carpet and solid pine banister lead up to the galleried landing. The landing is carpeted and has several original oak beams, two sets of north facing windows, wall lights and two staircases up to the second floor. Doors open into the sitting room, principal bathroom and two bedrooms.

## Sitting Room

17'6" x 11'1" (5.35 x 3.4)

The impressive front door opens into this versatile room, which could form part of a self-contained annexe at this end of the home, with a bedroom and en-suite bathroom directly above. With elevated south facing views, this room is packed with original features including a stone fireplace with triangular pediment. There is also a salt box cupboard, oak-beamed ceiling and oak-framed walls. The room is carpeted and has a radiator, wall lights, open under-stairs storage with window and a stripped pine door to the suite above.

## Bedroom Two

18'4" x 18'0" (5.6 x 5.5)

Carpeted stairs from the sitting room curve up to this huge triple aspect double bedroom, which has great views of the front garden, Wirksworth and surrounding countryside. The room has a stone fireplace, radiator, ceiling light fitting and the flooring is zoned into oak floorboards and a carpeted area.

## Bedroom Two en-suite

9'4" x 7'0" (2.85 x 2.15)

This large room has a long bath with chrome taps, a ceramic pedestal sink and ceramic WC. With exposed oak trusses, the room is carpeted and has a ceiling light fitting, recessed spotlight, extractor fan, radiator, wall-mounted storage heater and wood-panelled walls.

## Bedroom Four

12'9" x 9'10" (3.9 x 3)

With three south facing windows, this double bedroom on the first floor is carpeted and has a radiator, oak ceiling beams and visible oak beams in the walls.

## Bedroom Five

15'10" x 13'3" (4.85 x 4.05)

Currently utilised as a large home office and lounge, this dual aspect room has another emerald-green cast iron multifuel burner set within the stone fireplace. Impressive original doors reveal a corner cupboard and this carpeted room includes two window seats, a beamed ceiling, radiator and wall lights.

## Bathroom

16'6" x 8'6" (5.05 x 2.6)

This truly has the Wow Factor! This huge main bathroom has a modern standalone roltop bath with claw feet, chrome mixer tap and separate hand-held attachment. Opposite is a large cubicle with curved sliding glass doors, tiled surround and housing a Triton electric shower. There is a ceramic pedestal sink with chrome taps, ceramic WC, deep-set west facing window and north facing windows in stone mullions. With laminate flooring and a radiator, the room also features a wall light, recessed cabinets at each end, a beamed ceiling and wall-mounted electric heater.



### Shower Room

9'10" x 7'6" (3 x 2.3)

From the centre of the first floor landing, carpeted stairs with a handrail on the left lead to a stripped pine door, which opens to reveal this modern shower room. It has a large walk-in shower which has a tall reinforced glass screen, tiled surround and Aspirante electric shower.

This bright and airy room has a ceramic pedestal sink with chrome mixer tap, ceramic WC, laminate flooring, loft hatch, internal window, ceiling light fitting and beamed ceiling. Enjoying probably the best views in the house, these are showcased through the wide south facing timber-framed window, with iron latches.

### Bedroom One

12'9" x 14'7" (3.9 x 4.45)

Opposite the shower room is a large double bedroom with very high vaulted ceiling and spectacular exposed roof trusses. Again, there are wonderful views again through three leaded south facing windows set within stone mullions. The stone fireplace has an iron grate and the carpeted room has a radiator, wall lights and two recessed wardrobes. A door leads to the adjacent bedroom.

### Bedroom Three

17'0" x 11'5" (5.2 x 3.5)

Offering the opportunity for another self-contained suite, this room can be accessed via another separate staircase from the first floor landing. The room is carpeted and has a radiator, ceiling light fitting, exposed roof trusses, three north facing windows, a high level cupboard and wall-mounted electric heater. A door opens to the en-suite bathroom.

### Bedroom Three en-suite

9'4" x 8'6" (2.85 x 2.6)

A modern bathroom, this has a bath with chrome mixer tap and hand-held attachment. There is a ceramic WC, bidet and pedestal sink with chrome mixer tap. The room has a tiled floor, ceiling light fitting, wall-mounted cabinet with mirror and light. The airing cupboard houses a water tank and the bathroom also contains a radiator, wall-mounted electric heater, internal window, extractor fan and wood-panelled walls.

### 27 and 28 Greenhill

Within the estate are a pair of semi-detached stone-built cottages, with their own dedicated parking area. Directly in front of the cottages is a delightful sunken garden with high walls - it's private and easy-maintenance. A perfect spot for relaxing and outdoor dining. They have been operated as successful rental and holiday let homes.

### 27 Greenhill

This four storey right-hand semi has a private walled garden and has been substantially extended by the current owner to create a basement-level Sitting Room. Three stone steps with an iron railing on the right lead up to the half-glazed solid wood front door.

### 27 Greenhill - Kitchen-Diner

14'11" x 11'3" (4.55 x 3.45)

Natural light pours in through the south facing window and front door. There is space for a 2-4 seater dining table. The solid pine fitted kitchen includes a U-shaped worktop with integral Belfast ceramic sink with heritage-style chrome mixer tap, an integral refrigerator with freezer drawer, washing machine and dishwasher. Set within the large original fireplace is a four-ring gas hob with extractor fan above and electric oven below. It has a stone lintel above and tiled splashbacks.

A Worcester boiler is located in the top-right cabinet. The room has laminate flooring, oak ceiling beam, recessed spotlights, radiator and recessed shelving perfect for crockery. Stairs lead to the lower ground floor and up to the first and second floors.

### 27 Greenhill - Sitting Room

13'7" x 10'9" (4.15 x 3.3)

Carpeted stairs from the kitchen lead down to the sitting room, which has been dug deeper to create this wonderful room. The focal point is the stunning radiator, around which the decor has been based. Two south facing windows bring natural light into this carpeted room, which has recessed spotlights and lots of clever storage solutions. It is a cosy and uplifting room.

### 27 Greenhill - Stairs to upper floors

Carpeted stairs with a banister on the left lead from the kitchen to the first floor landing. A sliding pocket door reveals the shower room and a white panelled door leads into Bedroom One, whilst the stairs continue up to Bedroom Two.

### 27 Greenhill - Shower Room

5'2" x 4'11" (1.6 x 1.5)

This stylish modern room has a cubicle with sliding glass doors and subway brick-style surround, housing a mains-fed shower. The matching fitted vanity unit has a ceramic Vitra sink and chrome mixer tap, as well as a mirrored wall-mounted cabinet.

### 27 Greenhill - Bedroom One

11'6" x 6'2" (3.53 x 1.9)

Splendid south facing views greet you as you walk into this single bedroom. It has a fitted wardrobe, under-stairs cupboard, carpet, radiator and recessed ceiling spotlights.

### 27 Greenhill - Bedroom Two

14'7" x 11'9" (4.45 x 3.6)

We adore this spacious double bedroom with angled roof windows, which have fitted blinds. The carpeted room has exposed roof trusses, a radiator and ceiling light fitting.

### 28 Greenhill

The left-hand cottage has a path on the left to the side entrance door and a small courtyard garden at the rear. The half-glazed wooden front door has a stone lintel over and wall-mounted light.

### 28 Greenhill - Lounge-Diner

15'1" x 14'3" (4.6 x 4.35)

With views through the south facing window to Wirksworth and beyond, this bright and airy room is carpeted and has a radiator, ceiling light fitting and two wall lights. There is a high beamed ceiling and the fireplace houses a wood burner and flue, set upon a tiled hearth. There is a recessed alcove to the left. A beautiful ornate spiral staircase wends to the upper floors and three steps lead through an arch to the kitchen.

### 28 Greenhill - Kitchen

13'3" x 5'4" (4.05 x 1.65)

With views to the courtyard garden through the triple timber-framed double glazed windows, this room has a tiled floor, recessed spotlights, radiator and a half glazed wooden door to the garden.

The long L-shaped worktop has tiled splashbacks and a Baxi boiler at the left-hand end. The contemporary 1.5 sink and drainer has a chrome mixer tap and there is an integral four-ring gas hob with Hotpoint electric oven below and extractor fan above. The range of high and low level fitted cabinets and drawers have space for appliances including the Bosch washing machine.

### 28 Greenhill - Spiral Staircase

The ornate wrought-iron spiral staircase leads to the carpeted first floor landing, with wall light and partially-exposed oak beam. White panelled doors lead into the Bathroom and Bedroom One. The staircase then continues up to Bedroom Two.

### 28 Greenhill - Bedroom One

14'5" x 7'8" (4.4 x 2.35)

This double bedroom has stunning elevated south facing views. It is carpeted and has a radiator and ceiling light fitting.

### 28 Greenhill - Bathroom

8'6" x 6'8" (2.6 x 2.05)

The modern bathroom has laminate flooring, a ceiling light fitting, wide north facing window, radiator and extractor fan. The bath has a chrome mixer tap, pivoting glass screen and mains-fed shower over. There is a pedestal WC on a plinth and ceramic pedestal ceramic sink with chrome mixer tap.

### 28 Greenhill - Bedroom Two

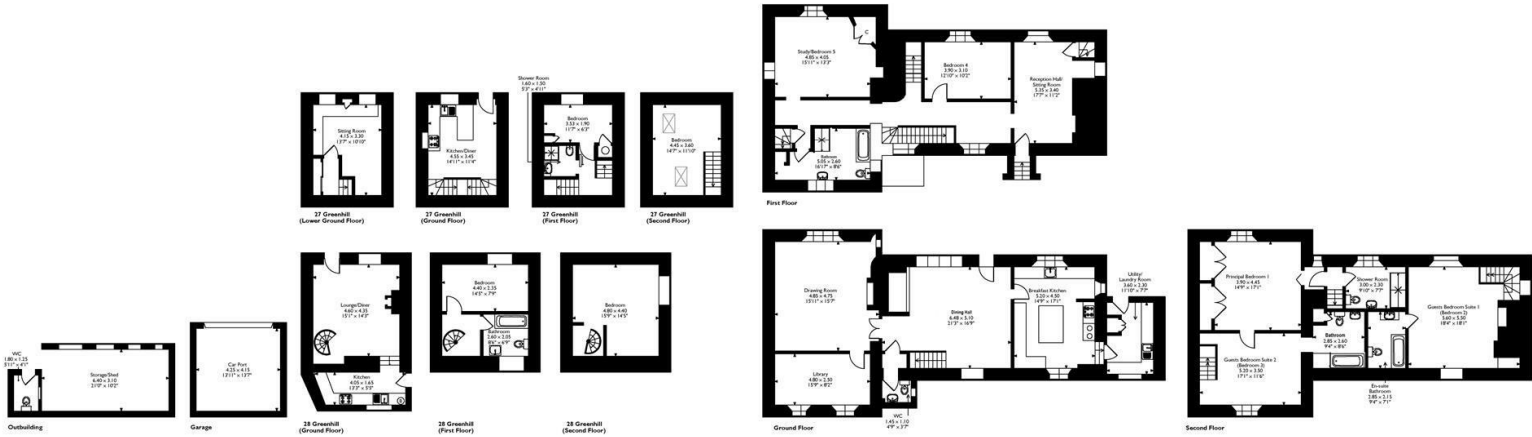
15'8" x 14'5" (4.8 x 4.4)

Lovely westward views look out over the side garden and nearby rooftops. The room has pine floorboards, a radiator, ceiling light fitting, wall lights and exposed oak beams. There is plenty of space for a double bed and furniture.

N.B. New EPC's pending for 27 and 28 Greenhill



The Babington Estate  
Approximate Gross Internal Area  
446 Sq M / 4796 Sq Ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315