



The Dale, Wirksworth Matlock, DE4 4EJ

NO UPWARD CHAIN Located in the heart of this fabulous town, this converted chapel has a spectacular double-height living-dining room with mezzanine level, allocated parking, fabulous views, two en-suite bedrooms and a modern kitchen. The home has a Council Tax banding of C and EPC rating of C.

At ground level, the entrance porch has doors left and right into the two en-suite double bedrooms. Stairs lead up to a landing with the kitchen to the right and WC to the left. Five more steps bring you into the stunning living-dining room, with tall arched windows bringing lots of natural light pouring in. Above is a spacious mezzanine level.

To the front of the home is one allocated parking space, with a gate to a small outside area perfect for discreetly storing bins and additional outdoor storage.

The Dale is in the heart of the thriving centre of Wirksworth, with independent retailers, cafes, bars and cultural offerings. The primary, junior and secondary schools are within a 10 minute walk, 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. Nottingham, Sheffield and Derby are within an hour's commute.

- NO UPWARD CHAIN
- Spectacular double-height living-dining room
- Two en-suite double bedrooms
- Historic former chapel, built 1859
- Quiet location in the centre of town
- Mezzanine level - perfect home office
- Panoramic views of The Dale and Greenhill
- Parking for one vehicle
- Upside-down living to maximise views
- Modern kitchen with Neff appliances

£300,000

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Front of the home

Constructed in 1859, this former chapel is located just a one minute walk from the town centre. This home occupies the front of the building and has an impressive facade, with arched sash windows and a gabled front end. The lockable gate on the left leads to a small outside area and there is a parking space at the front. The part-glazed solid wood front door has stone jambs and modern chrome up-and-downlighters each side, with a stone plinth and gable above.

Entrance Porch

You immediately get a sense of the ceiling heights and quality of the home as you step into this bright space. With crisp white walls and a porcelain tiled floor, the entrance has wall-mounted radiators on each side and handy wooden bench seats which cleverly hide the utility meters. There is a ceiling light fitting, doors with chrome handles to the en-suite double bedrooms and stairs in front leading to the upper floors.

Bedroom One

17'10" x 8'8" (5.45 x 2.65)

This spacious double has tall north- and east-facing sash windows bringing lots of natural light in. The high ceiling has two ceiling light fittings and the room includes a radiator, large fitted double wardrobe with mirrored sliding doors and original features including an exposed stone seat and an iron column holding up a solid oak ceiling beam.

A patterned glass brick wall and obscure glass panelled wooden door lead into the en-suite bathroom.

Bedroom One - en-suite bathroom

10'9" x 4'3" (3.3 x 1.3)

The roomy en-suite has a modern bath with chrome mixer tap and mains-fed shower above, with rainforest and standard shower heads. There is a ceramic pedestal sink with chrome mixer tap, ceramic WC with store cupboard behind, porcelain tiled floor and chrome heated towel rail as well as recessed ceiling spotlights, extractor fan, ceiling light fitting and a curved oak ceiling beam.

Bedroom Two

11'9" x 9'10" (3.6 x 3)

Currently set up as a twin bedroom, this carpeted room has a fitted double wardrobe, high ceiling with light fitting, tall sash window, radiator and another charming exposed stone seat. A door leads into the en-suite shower room.

Bedroom Two - en-suite shower room

5'8" x 4'5" (1.75 x 1.35)

A cubicle with sliding glass doors has a tiled surround and mains-fed shower with standard shower head and separate hand-held attachment. There is a ceramic pedestal sink with chrome mixer tap and ceramic WC. The room has a porcelain tiled floor, recessed ceiling spotlights, extractor fan, chrome heated towel rail and wall-mounted mirrored cabinet.

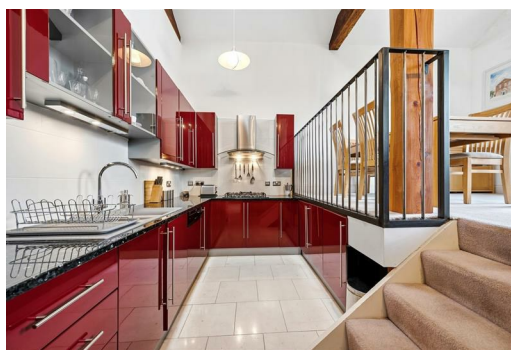
Stairs to upper floors

Carpeted stairs with a handrail on the right lead up to the galleried landing, where there is a radiator, ceiling light fitting and doors to the kitchen and WC. Five more stairs continue on up to the sitting room.

WC

7'4" x 6'0" (2.25 x 1.85)

It's useful to have a WC at this upper level. It has a ceramic WC, ceramic pedestal sink with chrome mixer tap, radiator, extractor fan, two wall lights and wall-mounted boiler. There is space and plumbing for a washing machine and a useful small storage cupboard.



Kitchen

15'1" x 6'4" (4.6 x 1.95)

The splendid modern kitchen has glossy Bordeaux red fitted cabinets and high quality granite worktops.

On the right is a chest-height Neff oven with combi-oven above and cabinets at the top and bottom. Beyond is an integral fridge-freezer.

To the left is a long L-shaped worktop including a large number of high and low fitted cabinets and drawers, including a double glass-fronted display case above the sink. Thee integral contemporary 1.5 sink and drainer has a swan-neck chrome mixer tap. Beyond is a Neff dishwasher and Neff five-ring gas hob with brushed chrome extractor fan above.

The kitchen includes a vertical radiator, tiled floor, ceiling light fitting and wall lights. From here, five steps continue up to the dining area and sitting room.

Sitting Room-Dining Area

29'10" x 9'10" (9.1 x 3)

We absolutely adore this room which has three tall arched windows flooding the room with natural light and providing pretty views of The Dale and Greenhill. The double-height vaulted ceiling and white decor add to the sense of light and space.

There is plenty of room on the left for a six-seater dining table and sideboard. The room is carpeted and has three ceiling light fittings and vertical radiators in the spaces between the arched windows. The vast room has space aplenty for flexible room layouts. Overhead is the mezzanine level with a large wooden truss and beams. Six steps lead up to a cute seating area overlooking the living room.

Mezzanine

13'7" x 9'2" (4.15 x 2.8)

The fantastic mezzanine has a reinforced glass balustrade attached to the roof truss - it's a lovely natural feel and provides views down over the living and dining area and through the three tall windows. Two Velux windows overhead offer more wonderful views of The Dale and eastwards towards Wash Green and The Gilkin beyond the town boundary.

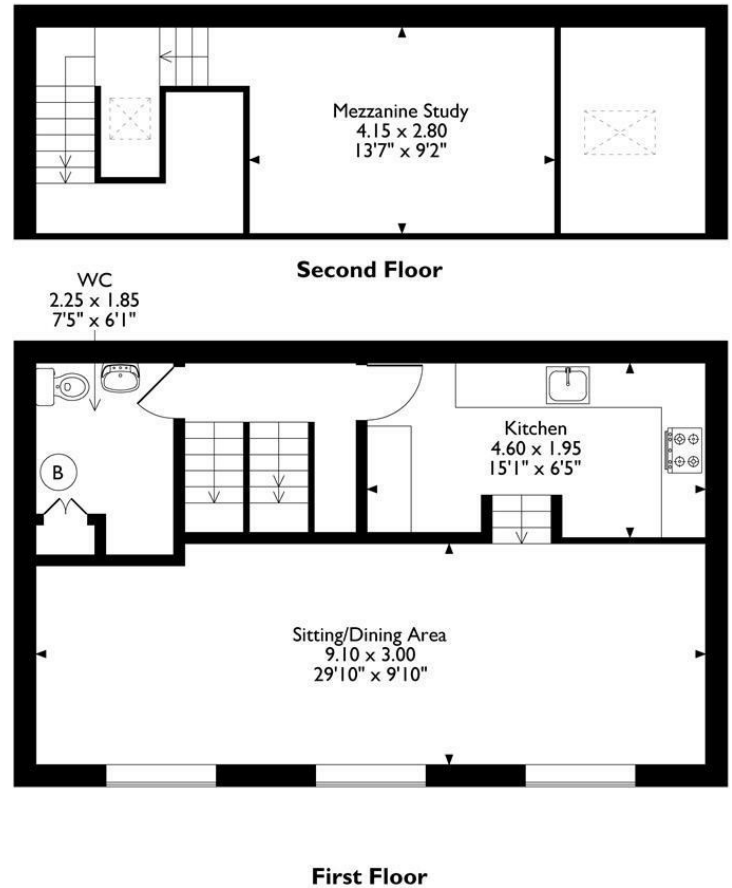
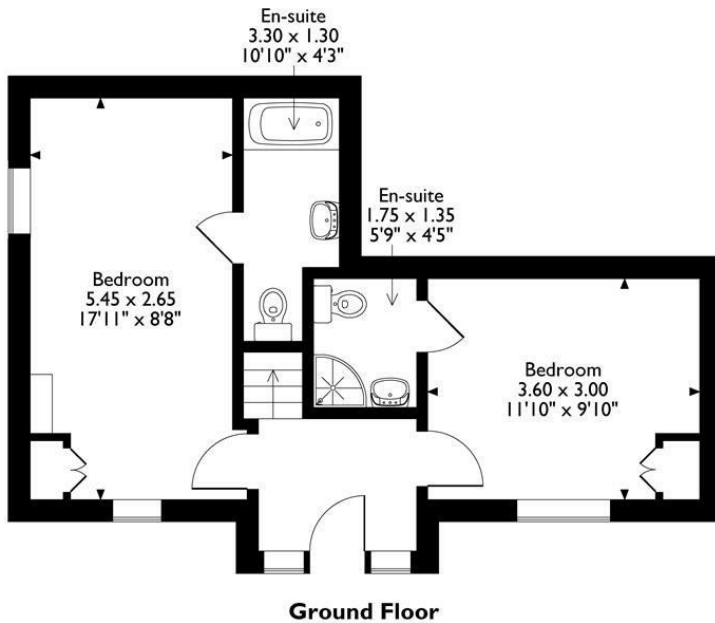
The mezzanine is a versatile space which is perfect for a home office and reading/games/hobby room. The room is carpeted and has a ceiling light fitting and iron railings.

Disclaimer

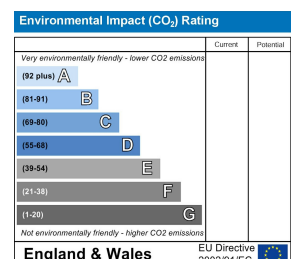
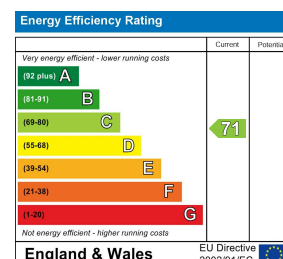
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I Dale Chapel
Approximate Gross Internal Area
105 Sq M / 1130 Sq Ft



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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