



## Market Place, Wirksworth Matlock, DE4 4ET

A perfect starter home, this property has also been a successful holiday let and rental home. With two double bedrooms, new flooring, a new decked balcony with stable door and modern wood burner, this home occupies a wonderful secluded location in the heart of Wirksworth town centre. It is great for budget-conscious buyers too, with a Council Tax banding of B and EPC rating of C.

With no garden to maintain and appliances and some furniture included, this is a great property for a holiday let investor.

Accessed through an archway off the Market Place, this hidden gem has an entrance lobby and open-plan kitchen and living room on the ground floor. To the first floor is the balcony, a bathroom and double bedroom, whilst the entire top floor consists of a huge double bedroom.

There is plenty of free on-street parking and a couple of free local car parks within a short walk - residents can also apply to the town council for parking permits for the main car parks in the centre of town (subject to availability).

Wirksworth is rightly known as The Gem of the Peak and in June 2025 was named by The Sunday Times as the best place to live in Derbyshire. Wirksworth has great schools, a leisure centre, medical centre, the Ecclesbourne Valley steam railway, Northern Light cinema and 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.

- Two bedroom terraced home with balcony
- Has been a successful holiday let and rental property
- Wood burner added 2018
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'
- Located in the centre of Wirksworth
- New decked balcony and stable door
- Council Tax band B
- Perfect starter home with appliances, bed and wardrobes included
- New kitchen and bathroom floors 2022
- EPC rated C

**£190,000**

# Market Place, Wirksworth, Matlock, DE4 4ET

## Front of the home

Accessed through a small pedestrian archway, The Courtyard is a small community of just three houses. There is space in front of the home for bench seating and to the right of the front door is an up-and-downlighter. Enter the home through the part-glazed wooden door with chrome handle.

## Entrance Lobby

With laminate flooring, a radiator and ceiling light fitting, the lobby has stairs on the right to the upper floors and a door to the kitchen and living room immediately in front.

## Kitchen-Living Room

19'0" x 13'1" (5.8 x 4)

The kitchen has pine-effect laminate flooring, recessed ceiling spots and an alcove on the right where the boiler is positioned. The L-shaped worktop includes an integral four-ring electric hob with Candy oven below and brushed chrome extractor fan above. To the right is a 1.5 stainless steel sink and drainer with chrome mixer tap. There is space and plumbing below for a dishwasher and refrigerator.

To the left of the kitchen, a wide open entrance leads into the cosy yet spacious living room. We love the quirky shape with a south facing window to the courtyard. The focal point is the wood burner and flue, set upon a flagstone hearth with oak mantelpiece. The room is carpeted and has a radiator, two ceiling light fittings and wall lights.

## Stairs to first floor landing

Carpeted stairs curve up to the first floor landing, with a handrail on the right. The landing includes a radiator, ceiling light fitting and doors to the bathroom, Bedroom Two and door to stairs up to the master bedroom. A new stable door opens to reveal the balcony, which is a great spot for a coffee, reading or watching the world go by on the market place to the left. There is a wall light here too.

## Bathroom

7'10" x 4'11" (2.4 x 1.5)

With new laminate flooring and a white three piece suite, the bathroom has a frosted double glazed window, radiator and useful over-stairs cupboard. The bath has a tiled surround, chrome mixer tap, mains-fed shower over and pivoting glass screen. The room also includes a ceramic WC with integral flush and ceramic sink with chrome mixer tap.

## Bedroom Two

13'11" x 11'7" (4.25 x 3.55)

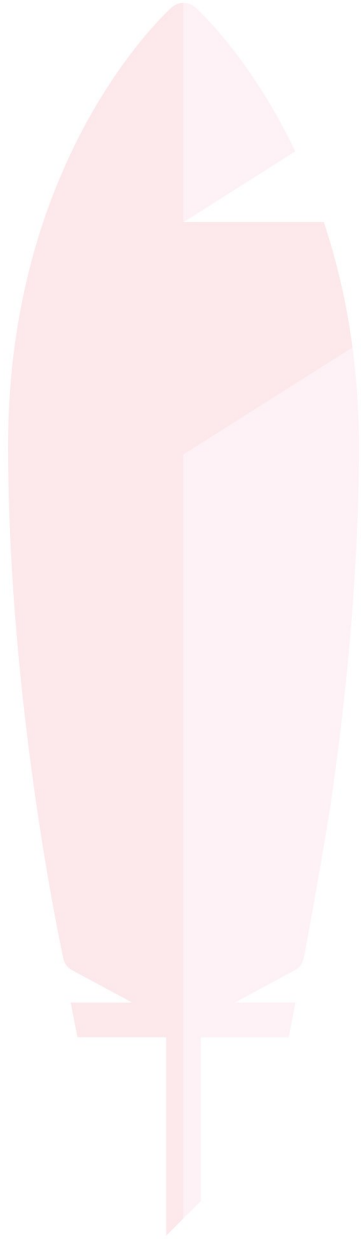
This roomy double has previously been a twin bedroom during the period that the home was a holiday let. It is a similar quirky shape as the living room below. The room is carpeted and has a radiator, ceiling light fitting, a recessed ceiling spotlight and the Bosch washing machine is included in the sale.

## Master Bedroom

19'8" x 17'0" (6 x 5.2)

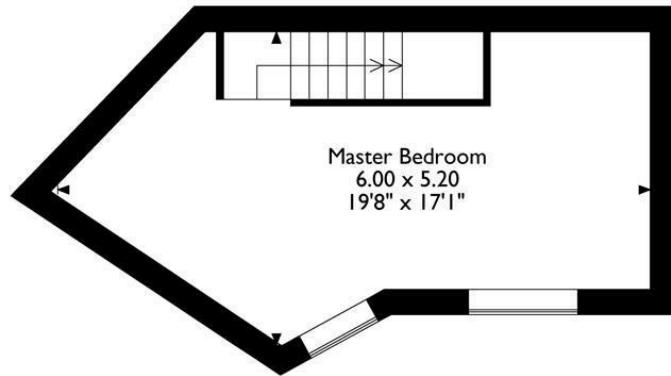
What a fantastic room! We're always fans of rooftop views and this has rooftops in all directions! The bed, bedside cabinets and pine bedroom furniture in this room are included in the sale. Stairs lead up from the first floor landing to this galleried bedroom, which is carpeted and has four ceiling light fittings and two radiators.



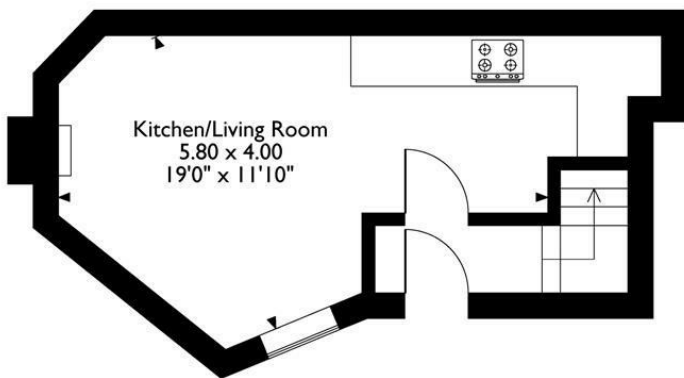


# I The Courtyard

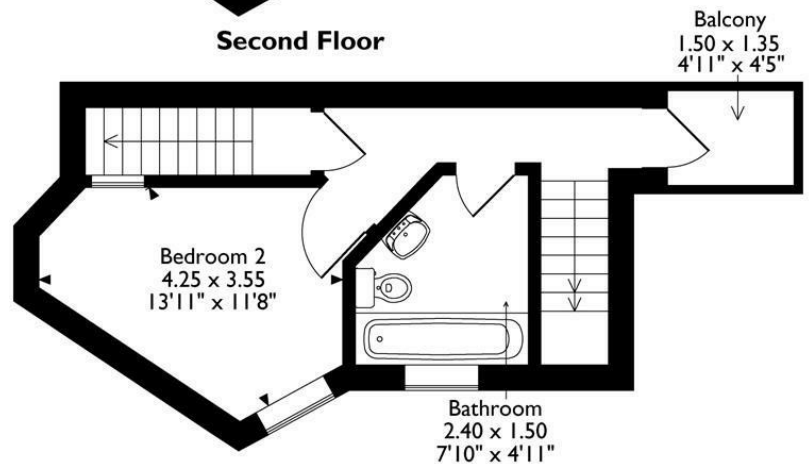
Approximate Gross Internal Area  
61 Sq M / 657 Sq Ft



Second Floor

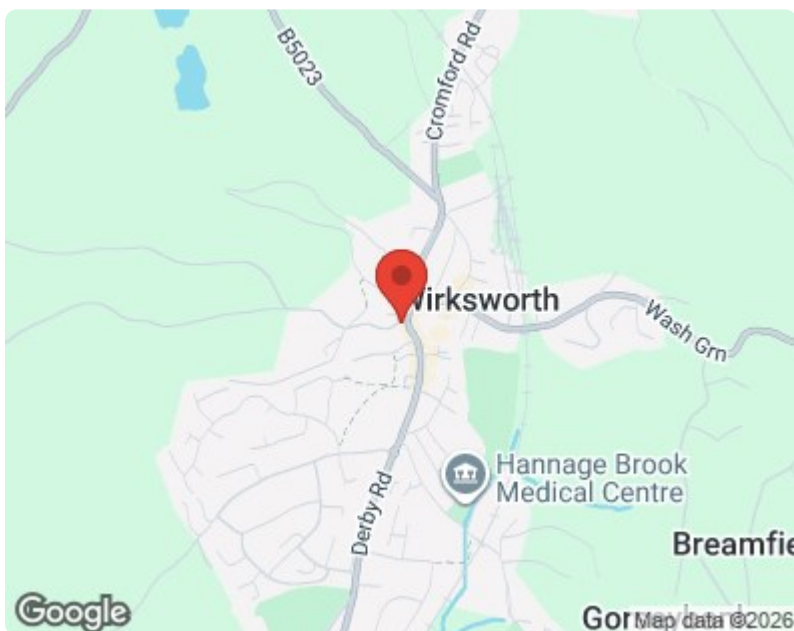


Ground Floor



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) <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	76	

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		

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