BIRCHOVER
letting homes properly

Wigwell View, Bolehill
Matlock, DE4 4GU

£250,000

Located on Wirksworth Moor, with open countryside views and splendid walks all around, this home is only a 2 minute drive down to the centre of Wirksworth. With several recent upgrades including a new roof, new damp course, new double-glazing and decoration inside and out, this is a pretty and stylish home.

On the ground floor is a sitting room, dining room and kitchen. Stairs lead up from the dining room to the first floor, with two bedrooms and the family bathroom. The garden has a dining patio area beside the kitchen and a lawned area which faces south-west and therefore gets the sun for most of the day.

Opposite the home is the Malt Shovel pub, which also serves meals. 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.

Front of the home

This pretty end-terrace home was freshly painted outside in 2022 and has a decorative iron gate on the right, leading to the rear garden. The current owner uses that gate and the side door as the main entrance, but we will start our tour of the home through the front door.

Sitting Room

11'11" x 11'11" (3.65 x 3.65)

This spacious cosy room has an engineered oak floor, high ceiling and light pours in through the north- and east-facing windows. An open fireplace is set upon a granite hearth with pine surround and mantelpiece. The alcove on the right has lots of shelving, whilst the alcove to the left has a built-in TV cabinet and tall window above. This perfectly square room has wall lights, skirting boards and a radiator.

Dining Room

11'11" x 11'11" (3.65 x 3.65)

Wide contemporary part-glazed doors lead through to the dining room, which is of the same dimensions as the sitting room. It is another dual aspect room with a large, tall west-facing window and a north-facing window too. The engineered oak flooring flows through from the sitting room. There is plenty of space for a dining table and furniture, including a perfect space for a desk beneath the large under-stairs area. The room has a radiator, ceiling light fitting, solid pine staircase up to the first floor and a matching contemporary part-glazed door to the kitchen.

Kitchen

14'5" x 6'6" (4.4 x 2)

The galley-style kitchen is notable for the large volume of storage in a range of cupboards and drawers on both sides. It has a slate tiled floor and distinctive archway feature. Two large north-facing window and the part-glazed door leading to the rear garden bring lots of natural light flooding in.

Entering from the dining room, on the left is a long worktop with tiled splashbacks. There is an integrated electric oven and four-ring induction hob with extractor fan above. Towards the end is a full-height integral fridge-freezer and a useful full-height cupboard - perfect for storing a vacuum cleaner, ironing board and much more besides.

On the opposite side is a worktop with several low-level cabinets. The high-level cabinet above houses a Vaillant boiler. Moving back towards the dining room, there is a large stainless steel sink and drainer with chrome mixer tap, more low-level cabinets and space and plumbing for a washing machine. The room also has two ceiling light fittings and a meter cupboard above the door to the dining room.

Stairs to first floor landing

The stairs lead up from the dining room and have a pine handrail on the right. The stylish runner carpet on the stairs extends onto the galleried landing on the first floor. At this level there is a ceiling light fitting and loft hatch overhead and a radiator. Matching doors with chrome handles lead into the two bedrooms and bathroom.

Bedroom One

11'11" x 11'11" (3.65 x 3.65)

We adore this beautiful large dual aspect double bedroom. There are wonderful views of open countryside through the large picture book east-facing window and the tall north-facing window. What a place to wake up!

The room has a high ceiling with light fitting, radiator and 2.5 double fitted pine wardrobes. The room is carpeted and there is a small feature recess in the chimney breast.

Bedroom Two

11'11" x 6'2" (3.65 x 1.9)

This bedroom boasts magnificent far-reaching views over farmland and over the valley towards Middleton Moor in the distance. A single bedroom, this could also be a home office or baby's nursery. There are full-height fitted wardrobes on the right, a radiator, ceiling light fitting and alcove in this carpeted bedroom.

Bathroom

7'10" x 6'10" (2.4 x 2.1)

This large bathroom has a separate bath and shower cubicle. The cubicle houses an electric shower and has a pivoting glass door and tiled surround. The huge corner bath is a great place to stretch out and relax - and has chrome heritage-style taps. The room also includes a ceramic WC and ceramic sink on a pine vanity unit with chrome taps. There is a large frosted double-glazed window, chrome vertical heated towel rail, ceiling light fitting, extractor fan, tiled floor and ceramic tiled walls.

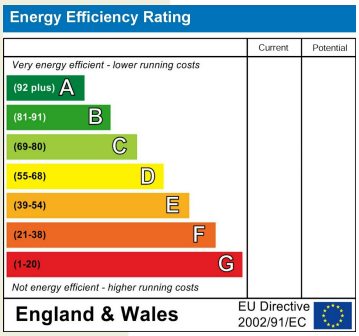
Rear Garden

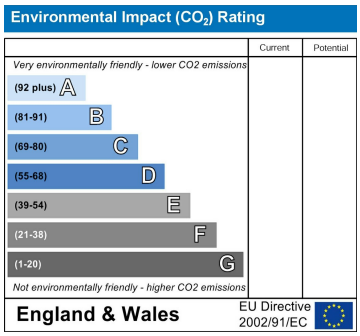
Entering the garden through the delightful cat-themed gate, there is a small lawn and LPG tank on the right. The right-hand boundary is a traditional Derbyshire dry stone wall and has a gate leading out to the adjacent pub car park - the current owners have an agreement to park there and that arrangement may continue going forward.

Beside the kitchen, the brick-paved patio area is the perfect spot for a coffee, light breakfast or some supper in the late evening sunshine. There are planted borders including elder trees on the right, with a useful store and larger outhouse on the left. This area also has an outside light and a contemporary grate over a former well.

Stepping up onto the lawn, to the right are bushes and, over to the left are well-tended mature flower beds. It's a wonderful garden, with plenty of spaces to sit and relax in this peaceful spot on the edge of the countryside.

N.B. EPC pending





TDS Tenancy Deposit Scheme member
NLA National Landlords Association
The Property Ombudsman
UK ALA The UK Association of Letting Agents
Safe Agent

The Owl Shed, Darley Abbey Mills, Darley Abbey, Derby. DE22 1DZ
Telephone: 01332 58 78 98 Email: mail@birchover.com Web: www.birchover.com
Registered in England. Company No. 09745591