



Crown Yard, Wirksworth, DE4 4ET

Opportunity to create a fantastic and distinctive home. With planning consent to create a residential home, this spacious art studio has a large open-plan living area, an iron staircase to the mezzanine level, electrics and plumbing and a spectacular vaulted ceiling and double-height living area.

Located in the centre of this charming and popular town, Crown Yard Studio has folding 12 foot high wooden doors and tall partially-glazed doors behind. The ground floor comprises a spacious open-plan living-kitchen area with storage cupboard and a WC. To the first floor, the mezzanine level has space for a bedroom and it is envisaged that a bath could be positioned here too, with lovely views through the window up the quaint street outside.

Wirksworth has a thriving arts scene which includes the annual Wirksworth Festival, the independent Northern Light Cinema, some fantastic pubs, great eateries and independent shops. There is a popular leisure centre, good schools and well-respected medical centre. It's no surprise therefore that Wirksworth has been named by The Sunday Times as 'the best place to live in Derbyshire'.

Here, you're on the edge of the Peak District with Carsington Water, Cromford, Matlock and Dovedale all within a short drive. Chatsworth House, Bakewell and Buxton are all within easy reach too.

- Planning consent granted to convert to residential use
- Spectacular vaulted ceiling with oak trusses
- Iron spiral staircase
- Wirksworth named Sunday Times 'Best place to live in Derbyshire'
- Derbyshire Dales Planning portal reference 24/00694/FUL
- Double-height living area
- Mezzanine bedroom level
- In the heart of Wirksworth town centre
- Equipped with plumbing and services
- Opportunity to create a stunning home

£185,000

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Front of the home

Folding 12 foot high wooden doors open to reveal a set of tall doors and windows into the living space. It's south facing, so even with the historic buildings opposite, the high windows mean that the room receives lots of natural light. There is a view back through the archway to the Market Place.

Lounge-Kitchen-Dining Area

20'0" x 19'8" (6.12 x 6)

The open-plan lounge-kitchen-diner has a concrete floor and comes with free-standing kitchen units, including a sink. There are wall lights and exposed oak beams overhead in the lounge area. In the kitchen there are recessed spotlights and a high level window. Folding aluminium doors open to reveal a useful storage cupboard with shelving.

WC

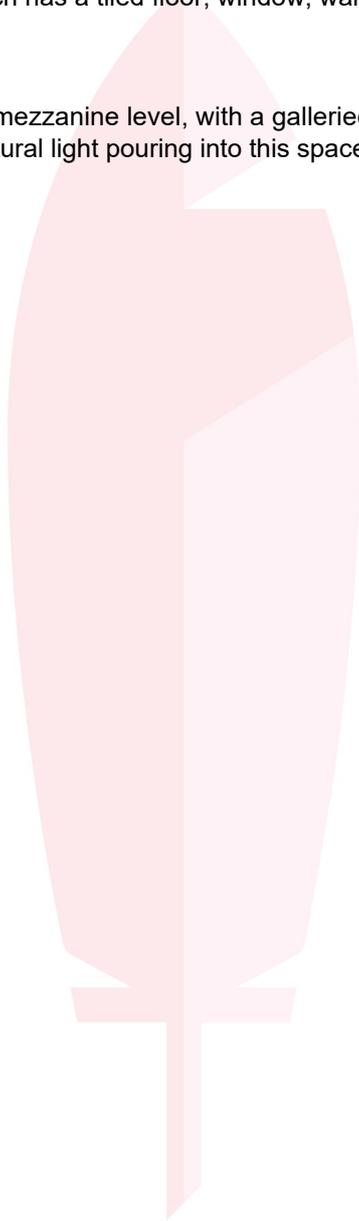
4'7" x 3'7" (1.4 x 1.1)

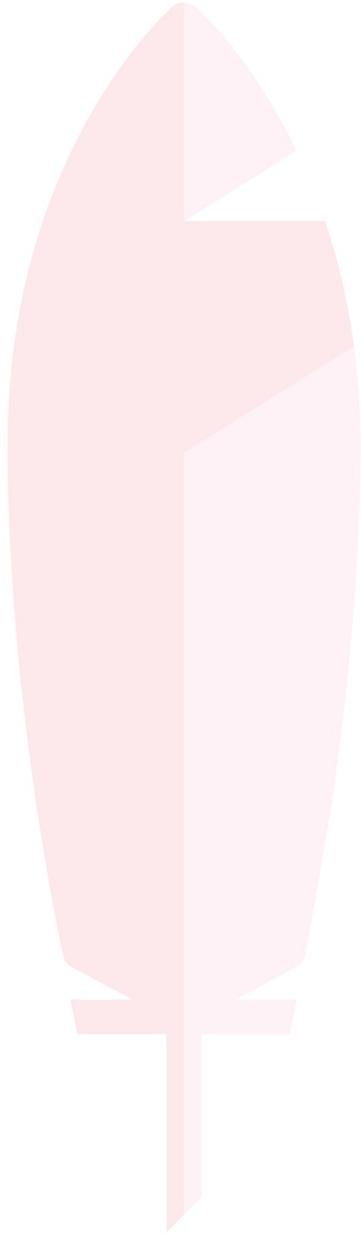
A door from the lounge opens into this room, which has a tiled floor, window, wall light, ceramic WC and sink.

Mezzanine Bedroom

20'0" x 9'6" (6.1 x 2.9)

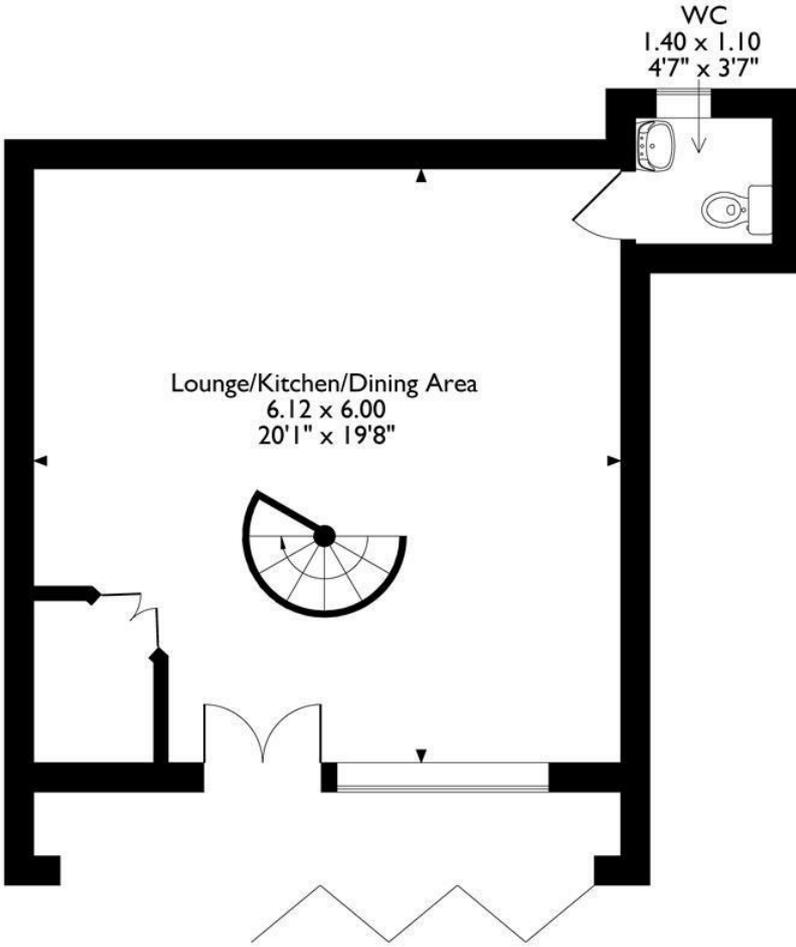
A beautiful, ornate iron staircase leads up to the mezzanine level, with a galleried balcony looking over the living area. There is a Velux window and additional window, bringing natural light pouring into this space. It is envisaged that a free-standing bath can be positioned on this mezzanine.



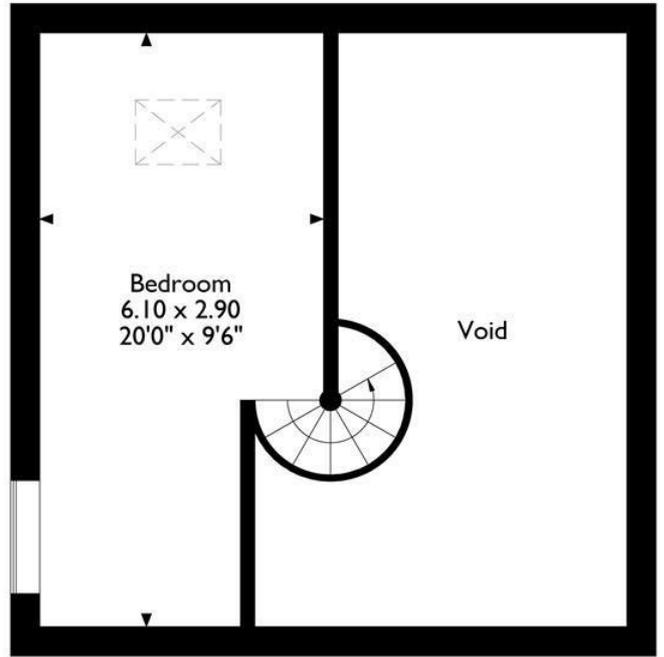


Crown Yard Studio

Approximate Gross Internal Area
54 Sq M / 581 Sq Ft



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

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