



## Blackwall Lane, Kirk Ireton, DE6 3LJ

**\*NO UPWARD CHAIN and VACANT POSSESSION\*** An immaculate detached home exuding quality throughout, this home will tick so many boxes on wish lists. Perfectly located at the heart of this sought-after village, but still boasting open views to countryside, the home is currently used as a three bedroom home. The dressing room and/or home office can easily be converted back to provide four or five bedrooms and to accurately demonstrate the size of the property, it is being marketed as a four bedroom home.

With a pristine garden, dedicated home office, spectacular lounge/garden room and a fabulous large dressing room, this is one of the most complete and versatile family homes we've ever listed.

On the ground floor there is a bespoke home office, sumptuous dining room, splendid lounge, a timeless kitchen, plus utility room, WC and entrance into the rear of the double garage. On the first floor is the master bedroom suite with a large bathroom and that tremendous superbly-organised dressing room, a second bedroom with en-suite shower room and good-sized third bedroom. The home also has two spacious lofts and a Yale Home burglar alarm.

To the front is space for five vehicles to park comfortably on the drive and to the rear is a gardener's paradise - a garden created with love and care over a number of years.

Kirk Ireton itself is an extremely popular village with the renowned Barley Mow pub, a community shop, Norman church, village hall, two children's play areas (including one with boules court, tennis court and football pitch and the other featuring a young children's playground) and the primary school rated Outstanding by Ofsted.

Carsington Water, the towns of Wirksworth, Ashbourne and Matlock are all a short drive away, as are the High Peak Trail and delights of the Peak District.

- Immaculate family home with pristine garden
- Bespoke home office
- Neff integrated appliances
- Located in picturesque village with popular primary school
- NO UPWARD CHAIN and VACANT POSSESSION
- Double garage
- Summer house and sheds
- Master suite with large dressing room
- Off-road parking for 5 vehicles
- Spectacular lounge/garden room

**£750,000**



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## Front of the home

This is an impressive entrance to the home. A traditional Derbyshire dry stone wall forms the front and left-hand border of the property. A wide timber gate has stone pillars with ornate lamps on either side, opening into the wide expanse of the parking area, with sufficient space for five vehicles in front of the double garage. This area has gentle cobbles, slate and paved areas. A pretty and tall hornbeam bush forms the right-hand border, leading all the way up to the gate leading through to the rear garden. Within the front garden is an ornate tall black lamp-post and a range of carefully tended bushes and trees. These include a pear tree, birch tree, fuschias, China roses and Taiwanese photinias. There is wide access via both sides of the home to the rear garden, with timber gates on each side.

The double garage has contemporary electric doors. There is pretty climbing wisteria surrounding the windows at the front of the house. The stone porch has an outside light and the solid timber front door has an iron knocker, handle and letterbox.

## Entrance Porch

The perfect place to kick off muddy boots after a hearty local walk, this porch has a decorative tiled floor, wall lights and radiator. Like all rooms in the home, the porch also has a high ceiling, skirting boards and high quality double-glazed windows.

## Entrance Hallway

From the porch, a part-glazed timber door leads into the entrance hallway with oak flooring. This is a light and spacious entry to the home. The hallway has a radiator, ceiling coving, wall lights, under-stairs cupboard, stairs to the first floor and doors to the kitchen and the home office.

## Kitchen

14'7" x 10'2" (4.45 x 3.12)

From the entrance hallway, a wall separates the kitchen from the inner hallway that flows to the right to the utility room, WC and the rear entrance into the double garage.

This timeless kitchen comprises high quality maple cabinets, Neff appliances, black granite worktops and is a sunny room at the heart of this home. On the left is a pantry and numerous high- and low-level cabinets and plenty of granite worktop space. This worktop extends to become a two-person breakfast bar at the end. On the right is a Neff chest-height oven and grill with cabinets over and under. Moving further around the kitchen, an integrated Neff refrigerator is amongst a multitude of more cabinets and a modern Neff five-ring induction hob with sleek curved chrome extractor fan. Below the granite worktop is an integrated Bosch dishwasher.

Beneath the wide east-facing window facing the rear garden is an integrated stainless steel Belfast sink with chrome mixer tap and InSinkErator waste disposal unit, with spotlights directly above. The kitchen (and utility room and master bathroom) sinks benefit from distributed water heating, which provides instantaneous hot water.

## Lounge

19'2" x 14'5" (5.85 x 4.4)

This is a magnificent room with a real sense of grandeur. Five full-height windows and double patio doors opening out to the garden make it a very light and airy space. This is the perfect place for entertaining, being situated as the 'hub' between inside and out, sandwiched between the kitchen and dining room on one side and the garden on the other. The room has an oak floor, plenty of power points (offering flexible room layouts). It will obviously be a wonderful room on a sunny day but we were equally impressed with how bright and uplifting it was on such an overcast day as the one when we listed this home. The home is futureproofed with media cabling for Smart TVs and this is also the case in the three rooms currently used as bedrooms, the dining room, kitchen and garage. There are four radiators and an open panelled wide arch through to the dining room.

## Dining Room

14'3" x 12'11" (4.35 x 3.95)

Yet another room with a real sense of occasion, the dining room has an oak floor. There is a beautiful built-in 'Welsh dresser' style cabinet within the far alcove with plenty of drawers and glass display cabinets. The coal-effect gas fire has a marble hearth and surround beneath a sturdy oak mantelpiece. The space above the fireplace where a statement art piece would naturally hang is enhanced by a unique angled in-ceiling spotlight - we loved this! Double patio doors leading out to the garden bring natural light flooding into this room and there is a half-glazed door leading directly in from the kitchen. A radiator, ceiling light fitting and wall light complete this room.

## Inner Hallway

Leading from the entrance hallway and to the right of the kitchen, this inner hallway leads to the utility room, Downstairs WC and the rear entrance of the garage. It has a tiled floor, ceiling spotlights and a built-in shoe cabinet and shelving.

## Downstairs WC

5'2" x 5'2" (1.6 x 1.6)

This useful downstairs WC has a tiled floor and the bottom half of the wall is also tiled, with the top half painted. There is a ceramic heritage-style Adelphi WC and sink with chrome taps. The room also has a radiator, ceiling light fitting, frosted double-glazed window and mirrored wall-mounted cabinet.

## Utility Room

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

This is an extremely useful room with plenty of space for appliances, which helps to ensure the kitchen is a spacious room in its own right. With a stable door opening to the garden and a ceiling-mounted drying rack, it's a perfect space to keep all the laundry contained! The room has a tiled floor, plenty of worktops and lots of high- and low-level cabinets. Beneath the worktops there is space and plumbing for a washing machine and tumble dryer. The room also includes an alcove with electric point for a tall fridge freezer. A stainless steel sink and drainer have chrome mixer tap set in front of the double-glazed window looking out to the rear garden. The room also has a radiator and ceiling light fitting.



### Home Office/Bedroom Five

13'7" x 7'10" (4.14m x 2.39m)

Currently set up as a dedicated home office, this room would work very well as a ground floor bedroom. It has oak flooring and a sunny west-facing aspect, with views out to the leafy front garden and lovely historic stone-built neighbouring properties opposite. The room has bespoke fitted office furniture, desks and shelving which are all included in the sale. These include a corner and long desk with drawers, filing cabinet, bookcases and stationery cupboard. There is a radiator, ceiling light fitting and ceiling coving.

### Stairs to First Floor Landing

There is a wide, open feel to the stairs and contemporary striped runner carpet with ornate stair rods. The banister has decorative spindles. At the first floor landing, the carpet continues onto the hallway. There is a ceiling light fitting and loft hatch and doors to the three bedrooms and a door to what was formerly Bedroom Four has been skilfully blocked up to what is now the dressing room within the Master Suite. This can easily be opened back up to create another bedroom should you wish. The loft has a stowaway ladder and houses the main electric hot water tank. Circa 30% of the loft area has solid flooring for storage.

### Master Bedroom

12'11" x 9'2" (3.95 x 2.8)

This splendid suite comprises a bedroom, bathroom and large dressing room. This carpeted bedroom has a double-glazed window with views over the rear garden and village rooftops to the hills of the Ecclesbourne Valley beyond. There is a radiator and ceiling light fitting.

### En-Suite Bathroom

9'10" x 6'10" (3 x 2.1)

With a quality vinyl floor, this spacious bathroom has a bath and a separate shower cubicle. The bath has a shower attachment and the sink and WC are integrated into the large wide cabinet beneath the window. The separate large shower cubicle has a rainforest shower head and separate attachment, with curved glass doors and floor-to-ceiling tiles. On the walls of the rest of the bathroom, the bottom half is tiled with the top half painted. There is a vertical heated towel rail, ceiling spotlights, extractor fan and door to the dressing room.

### Bedroom Two

13'7" x 9'4" (4.15 x 2.85)

This pristine bedroom has lots of natural light pouring in from the large west-facing window, from which there are views to fields on the edge of the village over the road. The room is carpeted and has lots of room for a large bed and additional furniture. There is a ceiling light fitting, radiator and door to the en-suite shower room.

### Bedroom Two en-suite

8'6" x 3'5" (2.6 x 1.05)

Tucked neatly away behind the door is a roomy shower cubicle with floor-to-ceiling tiles. The remainder of the bathroom is tiled on the bottom half with painted walls to the top half. There is a vinyl floor, modern cabinet with integrated sink and chrome mixer tap, a ceramic WC, ceiling spotlights, extractor fan and radiator.

### Bedroom Three

10'5" x 9'10" (3.2 x 3)

This spacious double bedroom is at the front (west-facing) side of the home and is carpeted. There is a radiator, ceiling light fitting and deep storage cupboard with shelving over the stairs.

### Bedroom Four/Dressing Room

12'5" x 7'6" (3.8 x 2.3)

This supremely organised room is the stuff of dreams! With purpose-built wardrobes, shelving galore and a mirrored double wardrobe, there is a huge amount of space for clothes for all the family. There is plenty of space for a dressing table and stool, together with a radiator, ceiling light fitting and wide window with more of those far-reaching east-facing views.

### Double Garage

16'4" x 16'4" (5 x 5)

Accessed from both the drive and the inner hallway, this spacious garage is currently set up as a workshop with lots of power points and lighting. There is a sink with hot and cold water, a radiator and oil-fired boiler. A loft area with lighting is accessed by a stowaway loft ladder. The garage has a pitched roof and has plenty of space for appliances, as evidenced by the current use.

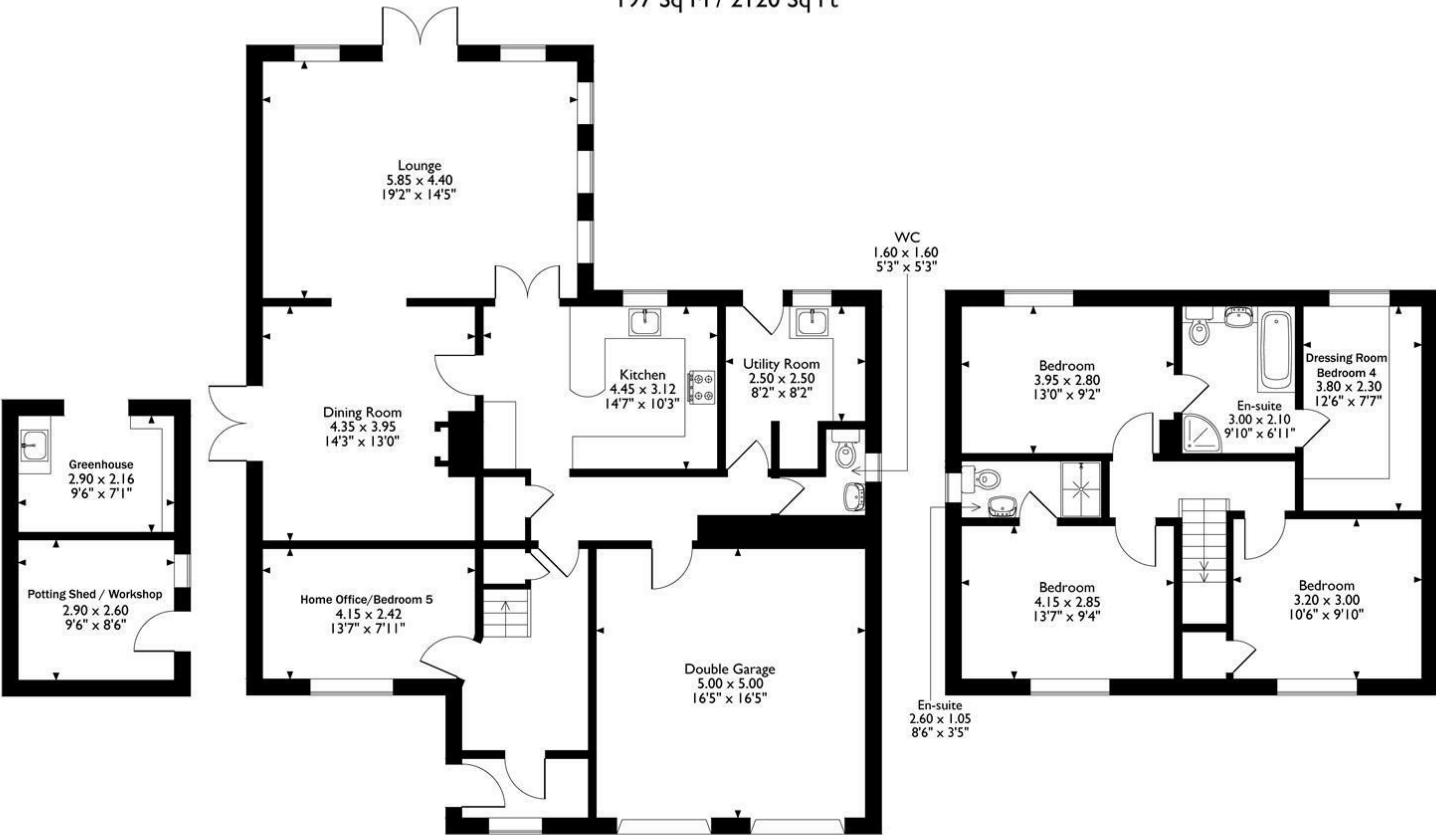
### Rear Garden

A gardener's paradise! The substantial and carefully-planned and tended garden is a wonderful, peaceful, varied space. It can be accessed from both sides of the home and from the dining room, lounge and utility room. On the right, a low level gate leads to a large patio, perfect for dining and enjoying the views. There is a large raised vegetable bed, spacious workshop, potting shed and greenhouse (with electric, lighting, mains water and drainage), octagonal summer house (also with electric and lighting) and separate large shed. The garden is cleverly split into several zones with two beautiful pristine distinct curving lawns, pretty planted borders, paved and cobbled paths. The several separate seating areas enable you to move around the garden so that you can find the sunny or shaded spot to suit you.

The verdant garden has a wide range of bushes, flowers and trees including two apple trees. The garden also has several outside lights and three outside taps to keep the garden lush and green. We also love the doggy sink (our term!) at a low level with hot and cold water supply - perfect for washing your little pooches after a muddy walk!



Kirkstone House  
Approximate Gross Internal Area  
197 Sq M / 2120 Sq Ft



Outbuilding

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

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