



SCARGILL  
MANN & CO

EST. 1995

5 Chapel Lane  
Wirksworth  
Derbyshire  
DE4 4FF

Asking Price  
£465,000

- Stone-built double-fronted property
- Master bedroom with ensuite
- Two further double bedrooms
- Sitting room
- Dining kitchen
- Laundry
- Second sitting room
- Outbuilding/home office
- Many original features
- Viewing essential



#### GENERAL INFORMATION

Having a wealth of character and charm throughout, this stone-built double-fronted three double bedroom property must be viewed to truly appreciate everything it has to offer. Sold with many original features and being situated within easy walking distance to the centre of Wirksworth.

The property has gas-fired central heating and original wooden sash windows. Internally briefly comprises of an entrance hallway, sitting room, and dining kitchen. To the basement is a second sitting room and a laundry room. To the first floor is the master bedroom with an ensuite shower room and a second double bedroom. To the second floor is a third double bedroom and bathroom. Outside to the front of the property is a useful outbuilding/home office space with separate storage and outside WC.

#### LOCATION

Wirksworth is a popular town with a wide range of facilities available locally including shops, schools and leisure facilities. Matlock Town Centre is approximately four miles to the north offering a good range of amenities and Derby City Centre is approximately fifteen miles to the south offering a broader range of amenities. Carsington Water is approximately four miles to the west with its leisure sports, Bakewell is approximately ten miles to the north, a famous Peak District town, and all other facilities associated with the Peak District National Park are all within easy reach. It should also be noted that the nearby A38 provides swift onward travel to both the north and south, nearby regional centres and the main motorway network. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell which in turn connect to Derby Station.

#### ACCOMMODATION

having wooden door providing access to:

#### RECEPTION HALLWAY

having wooden door providing access to:





#### SITTING ROOM

4.56m x 3.07m (14'11" x 10'0")

Please note the latter measurement being taken into the recess adjacent to the chimney breast having feature fireplace with stone hearth and log burner. Wall mounted central heating radiator. Original wooden sash windows to front.

#### DINING KITCHEN

4.64m x 3.84m (15'2" x 12'7")

Please note the latter measurement being taken into the recess adjacent to the chimney breast. Wooden preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over. Range of cupboards and drawers beneath with integrated dishwasher and double electric fan assisted oven with five ring gas hob over, with extractor fan canopy above. Free standing space for an American style fridge freezer. Useful built-in larder cupboard. Central heating radiator. Original wooden sash window to front. Wooden door providing access to:

#### INNER LOBBY / CLOAKS AREA

with steps leading to lower ground floor.

#### LOWER GROUND FLOOR

having central heating radiator. Door providing access to laundry room and second sitting room.

#### LAUNDRY ROOM

4.5m x 2.7m (14'9" x 8'10")

being a useful storage space with appliance space and plumbing for white goods with saniflo water pump setup. Electric circuit board. Electric meter and gas meter.

#### SECOND SITTING ROOM

4.29m x 3.51m (14'0" x 11'6")

having feature fireplace with stone hearth and log burner. Wall mounted central heating radiator. Wooden double glazed windows in wooden frames to front and double glazed wooden door to front.

#### FIRST FLOOR



#### SPLIT LEVEL LANDING

with doors providing access to bedrooms and staircase leading to second floor. Central heating radiator.

#### BEDROOM ONE

4.02m x 3.63m (13'2" x 11'10")

Please note the former measurement includes en-suite shower room. Central heating radiator. Useful under stairs storage cupboard. Original wooden sash windows to front. Wooden door provides access to:

#### EN-SUITE

1.64m x 1.2m (5'4" x 3'11")

having wall mounted wash hand basin with chrome mixer tap over and tiled splashback. Low level WC. Corner shower cubicle with chrome mains shower over. Chrome ladder style heated towel rail. Original sash window to front.

#### BEDROOM TWO

4.59m x 3.09m (15'0" x 10'1")

having central heating radiator. Feature fireplace. Original sash windows to front.

#### SECOND FLOOR

#### LANDING

having central heating radiator. Latch doors providing access to bathrooms and bedroom.

#### BEDROOM THREE

4.05m x 4.22m (13'3" x 13'10")

Please note the former measurement being taken into the full depth of the roof eaves. Central heating radiator. Wooden windows to side.

#### BATHROOM

3.68m x 2.05m (12'0" x 6'8")

Please note the former measurement being taken into the full depth of the double shower cubicle.



Having a white suite comprising of wash hand basin with chrome mixer tap over, with vanity base unit beneath, low level WC, large bath with chrome mixer tap over and hand held shower head. Double shower cubicle with mains shower over. Central heating radiator. Electric shaver point. Roof windows to side.

#### OUTSIDE

To the front of the property, there is a decorative cottage garden incorporating a decking seating area with well-established flowering and herbaceous borders and a path to the front. The garden is bordered on all sides by stonewalling and there are steps down to the second sitting room.

#### USEFUL OUTBUILDING / HOME OFFICE

4.42m x 3.03m (14'6" x 9'11")

having power, lighting and being insulated. French doors and windows to front. To the side is a useful:

#### STORE ROOM

2.06m x 3.03m (6'9" x 9'11")

#### OUTSIDE WC

1.45m x 0.97m (4'9" x 3'2")

having pull chain WC

#### COUNCIL TAX BAND

Derbyshire Dales - Tax Band C

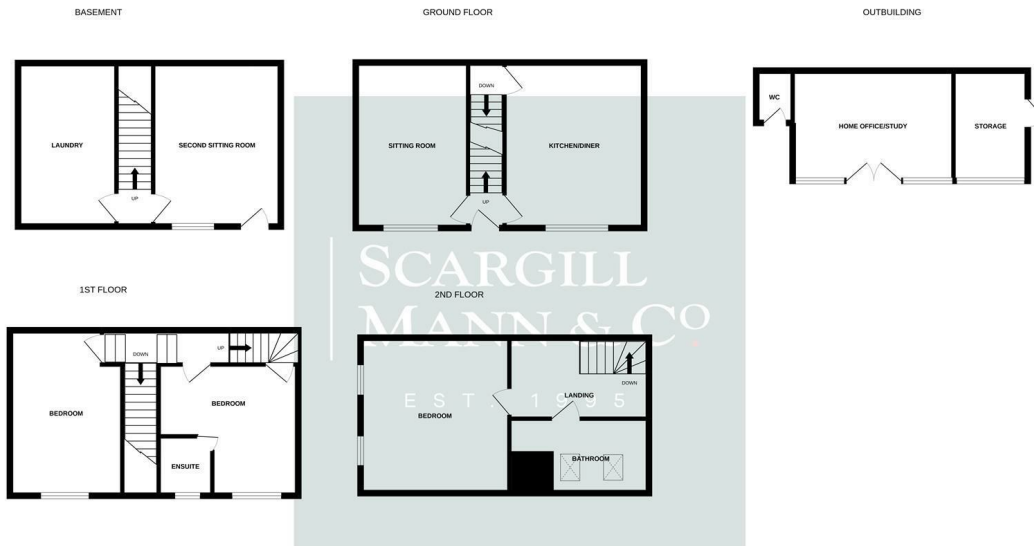
#### DIRECTIONAL NOTE

The approach from Wirksworth is to proceed up St John's Street, passing the Market Place, and immediately thereafter turn right into Coldwell Street. Proceed along Coldwell Street bearing left into the public car park. If traveling by car, park towards the top of the car park and walk out by the top entrance onto Chapel Lane. Walk up Chapel Lane and number 5 is located set back off the road on the right side clearly denoted by our For Sale board.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
England & Wales	EU Directive 2002/91/EC		

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