

SCARGILL MANN & CO.

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16 The Dale

Wirksworth, Derbyshire DE4 4EJ



Three storey four bedroomed well presented property with separate detached one bedroomed barn conversion, former bakery / home office and two storey barn/ garage (further development potential)

- Gas fired central heating • **Main House** • Reception hallway • Fitted dining kitchen • Sitting room
- Principal bedroom with well appointed en-suite, three further double bedrooms and a family bathroom
- Good sized gated driveway which leads into a large courtyard / garden area providing ample off street parking and access to **The Stable** (one bedroomed barn conversion; **The Bakery** (Home office / garden room); Landscaped garden areas with patio, vegetable garden area and lawned garden
- **Two storey former barn / garage** - which offers excellent further development potential, believed to have originally been two cottages having evidence of former footings and a fireplace •

Offers over £650,000



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GENERAL INFORMATION

The property is sold with the benefit of no upward chain and has been skilfully renovated to create characterful three storey four bed roomed well presented property with separate detached one bedroomed barn conversion, former bakery / home office and two storey barn/ garage (with excellent development potential)

The main property has gas fired central heating and offers a reception hallway, fitted dining kitchen, sitting room, principal bedroom with well appointed en-suite, three further double bedrooms and a family bathroom. There is a good sized gated driveway which leads into a large courtyard / garden area providing ample off street parking and access to The Stable, The Bakery and the landscaped garden areas with patio, vegetable garden and lawned garden.

The Stable is a one bedroomed barn conversion (suitable for a dependant relative or holiday let) comprising of a living kitchen, shower room and bedroom area to the first floor and The Bakery currently being used as a home office / garden room comprising of with a wood burning stove.

Within the grounds there is a two storey former barn / garage which offers excellent further development potential, believed to have originally been two cottages having evidence of former footings and a fireplace.

LOCATION

Wirksworth is a popular town set in beautiful countryside 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 thirteen miles to the south offering a broader range of amenities.

Carsington Water is approximately four miles to the west with its leisure facilities and water sports. Bakewell is approximately ten miles to the north - a famous peak district town and all other facilities associated with the Peak National Park are all within easy reach. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connect to Derby Station.

ACCOMMODATION

Glazed wooden entrance door which provides access to:

RECEPTION HALLWAY 4.71m x 1.35m (15'5" x 4'5")

The measurements include the staircase off to the first floor with a useful under stairs storage cupboard. Having terracotta tiled floor covering with underfloor wet central heating system. Two shaker style panelled doors provides access to the sitting room and dining kitchen respectively. Note: there is a glazed dummy door to the front aspect adjacent to the entrance door offering excellent potential to further extend the property to this aspect.

L-SHAPED DINING KITCHEN 4.92m x 2.69m EXTENDING TO 3.74m (16'2" x 8'10" EX TENDING TO 12'3")

Having an extensive range of oak preparation surfaces with twin ceramic Belfast sink unit and feature chromed mixer tap over, tiled splashback and having panelled base drawers and cupboards beneath relieved by soft closing fittings and having corner tray pull-out unit. Complimentary wall mounted cupboards over with drawers and shelves. Feature stainless steel Bertazzoni Italian range cooker which has a five ring gas hob, two electric ovens beneath. Two appliance spaces, one having plumbing suitable for a dishwasher and a second ideal for a large fridge / freezer. Terracotta tiled floor covering with underfloor heating. Recessed spotlights. Sash window to front.

SITTING ROOM 3.16m x 3.30m (10'4" x 10'10")

Having a feature stone fireplace with raised stone hearth and red brick back. Having a lined flue ideal for a fire or stove if required. TV aerial connection. Sash window to front.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having a handrail, balusters and posts. Central heating radiator. Two windows to rear. Three shaker style panelled doors provide access to bedrooms two, bedroom three and the bathroom respectively.

BEDROOM TWO 3.86m x 2.77m (12'8" x 9'1")

Having central heating radiator. Wall mounted TV aerial connection and power. Dual aspect with sash window to front and window to side having rooftop views towards surrounding countryside.

BEDROOM THREE 3.20m x 3.23m (10'6" x 10'7")

Having wall mounted TV aerial connection and power. Central heating radiator. Sash window to front.

WELL APPOINTED BATHROOM 2.47m x 2.10m (8'1" x 6'11")

Having a white suite comprising vanity wash hand basin with chromed mixer tap, tiled splashback and mirror over with drawers and cupboards beneath. Low level WC and bath with chromed mixer tap / hand held shower. Tiled floor covering. Central heating radiator. Recessed LED spotlights. Electric extractor fan.

SECOND FLOOR

SEMI-GALLERIED LANDING

Having a wooden handrail, balusters and posts. Window to rear which has rooftop views over Wirksworth and towards surrounding countryside. Central heating radiator. Shaker style door providing access to bedrooms three and four respectively.



BEDROOM FOUR 3.30m x 3.18m (10'10" x 10'5")

Having central radiator. Wall mounted television aerial point and power. Built-in wardrobe with hanging rail and shelf over. Sash window to front.

BEDROOM ONE 3.91m x 3.41m (12'10" x 11'2")

Having central heating radiator. Wall mounted TV aerial connection and power point. Trap door access to roof space. Sash window to front. Shaker style panelled door provides access to:

WELL PROPORTIONED EN-SUITE 2.90m x 1.62m (9'6" x 5'4")

Having a white suite comprising pedestal wash hand basin with chromed mixer tap and tiled splashback. Low level WC and tiled shower cubicle with chromed shower over. Tiled floor covering. Central heating radiator. Recessed spotlights. Electric extractor fan. Window to rear.

OUTSIDE

The property is approached from the road via twin wooden gates opening into a courtyard driveway which provides access to the two storey stone barn / garaging and the one bedroomed detached stables offering ancillary accommodation. The approach to the property is via a five bar gate which leads into a landscaped, gravelled and stone paved patio garden area enclosed by a range of dry stone walling incorporating a raised stone edged flowering herbaceous border. This area provides access to the entrance door and in turn leads to a laundry room, gardener's toilet and The Bakery - a feature room offering potential home office or a garden room having a wood burning stove. There is also an outside cold water tap.

TWO STOREY BARN / GARAGING 4.46m x 3.73m (13'1" x 12'3")

The barns have two large and one small room downstairs and internal staircase up to three rooms and a landing.

OUTSIDE TOILET 2.01m x 1.21m (6'7" x 4'0")

Having a white pedestal wash hand basin with tiled splashback and low level WC. Wall mounted Navien gas fired boiler which provides domestic hot water and services the central heating system. Pressurised and vented hot water cylinder. Central heating radiator. Tiled floor covering.

LAUNDRY ROOM 2.06m x 1.23m (6'9" x 4'0")

Having two appliance spaces, one having plumbing suitable for an automatic washing machine and the second ideal for a tumble dryer. Power and lighting. Opaque glazed window to front.

Outside the property enjoys a large plot, to the rear having a stone set cobbled path and steps which leads to a vegetable garden and lawned garden area with flower borders enclosed by a range of dray stone walling and having rooftop views towards surrounding countryside - note this area offers excellent further development potential for extending the two storey barn / garage.

THE BAKERY 2.99m x 2.45m (9'10" x 8'0")

Having a wooden entrance door. Stone fireplace and exposed red brick chimney featuring a cast iron multi-fuel stove. Tiled floor covering. High ceiling with exposed purlins. Electricity consumer unit. Double glazed window to front.

THE STABLE

Having wooden and glazed door which provides access to:

L-SHAPED LIVING / KITCHEN AREA 3.45m x 2.80m EXTENDING TO 4.65m (11'4" x 9'2" EX TENDING TO 15'3")

Having a kitchen area. Wood burning stove positioned on a stone hearth with feature exposed stone wall. Electric heater. Staircase off to first floor with wooden handrail and balusters. Wall mounted TV aerial connection and power point. Electricity consumer unit. Tiled floor covering. Window to front. Shaker style panelled door provides access to a shower room.

SHOWER ROOM 1.78m x 1.60m (5'10" x 5'3")

Having a white suite comprising vanity wash hand basin, low level WC and shower cubicle with electric shower over.

FIRST FLOOR

BEDROOM 4.54m x 2.19m (14'11" x 7'2")

Having electric heater. Recessed spotlights. Two sealed unit double glazed Velux roof light windows.

COUNCIL TAX BAND

Derbyshire Dales - Band B

DIRECTIONAL NOTE

The approach from Wirksworth Town Centre is to proceed along St John Street, passing the Market Place, and thereafter take the first turning on the left into Dale End. Proceed along Dale End bearing to the left which becomes The Dale and shortly thereafter number 16 will be located on the left hand side clearly denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584 591 (AT - 21.12.20)



16 The Dale, Wirksworth, DE4 4EJ

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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