

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## The Old Bake House, 33 Gorse Bank Wirksworth, Matlock, Derbyshire DE4 4AD



### Characterful stone detached cottage with the benefit of a detached barn located on the outskirts of the popular market town of Wirksworth - NO UWARD CHAIN

- THE OLD BAKE HOUSE - • Gas fired central heating • Working handmade sash windows with skilfully fitted secondary glazing • Fitted breakfast kitchen • Two reception rooms • Rear hallway / stairwell • Ground floor bathroom with separate shower • Three first floor bedrooms with views • Paved patio area to the rear and a cobble stone set driveway providing off street parking • ONE BEDROOMED BARN which has electric heating throughout • Open plan living kitchen with French doors • Feature bedroom with mezzanine area • Shower room • Courtyard / patio garden which incorporates a summer house having power and lighting plus dedicated parking space •

**Price £550,000**



39 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3LT TEL: 01629 584591  
matlock@scargillmann.co.uk www.scargillmann.co.uk



## GENERAL INFORMATION

Characterful stone detached cottage with the benefit of a detached barn located on the outskirts of the popular market town of Wirksworth.

The Old Bake House is sold with the benefit of no upward chain, gas fired central heating and working handmade sash windows with skilfully fitted secondary glazing. Internally the property briefly comprises of a fitted breakfast kitchen with Rayburn range style cooker, dining room, sitting room, feature rear hallway / stairwell with galleried landing, ground floor bathroom with separate shower cubicle. To the first floor are three bedrooms which have views over Wirksworth and adjoining countryside.

Outside there is a paved patio area to the rear and a cobbled stone set driveway providing off street parking and a courtyard / patio garden adjacent to the barn conversion which incorporates a summer house having power and lighting.

The barn has full planning permission 13/00601/FUL for an independent dwelling with electric heating throughout and open plan living kitchen with French doors leading onto a courtyard garden with parking. There is a feature bedroom with mezzanine and shower room.

## 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.

## THE OLD BAKE HOUSE

Wooden braced and latched entrance door provides access to:

### **BREAKFAST KITCHEN 3.37m x 2.75m (11'1" x 9'0")**

Having a cottage style handmade kitchen with pine preparation surfaces with recessed Belfast sink unit with Shaker style shelving above and base cupboards beneath. Gas fired Rayburn with double oven, acting as a back boiler providing domestic hot water and servicing the central heating system. Appliance space suitable for an automatic washing machine and second appliance space for a fridge. Exposed ceiling beams. Central heating radiator. Ceramic tiled floor covering. TV aerial connection point and telephone jack point. Twin pine latched doors provide access to a pantry cupboard. Working sash window incorporating secondary glazing to the front. Pantry cupboard with shelving. Pine latched and braced door with step provides access to:

### **DINING ROOM 3.47m x 3.1m (11'5" x 10'2")**

Having a stone range style feature fireplace with adjacent built-in storage cupboard with shelving. Additional storage cupboard housing electricity consumer unit. TV aerial connection. Telephone jack point. Central heating radiator. Sash window to front incorporating secondary glazing. Feature exposed Shaker style panelled wall and matching twin glazed doors leading to the sitting room. Panelled and glazed hardwood door to front. Pine latched and braced door provides access to a rear hallway.

### **SITTING ROOM 3.46m x 2.70m (11'4" x 8'10")**

Having feature exposed Shaker style panelled wall. Stone





fireplace incorporating a real flame fitted cast iron stove gas fire. Ceramic tiled floor covering. TV aerial connection / Satellite TV connection and telephone jack point. Sash window to front incorporating secondary glazing with a view over adjoining countryside. Additional window to side with secondary glazing.

**REAR HALLWAY 2.76m x 1.79m (9'1" x 5'10")**

Note the measurements include the staircase off to the first floor incorporating a pine hand rail, balusters and post with useful understairs storage cupboard. Central heating radiator. Ceramic tiled floor covering. Pine latched and braced door provide access to the under stairs storage cupboard. Window to side incorporating secondary glazing. Pine latched and braced door provides access to:

**WELL APPOINTED BATHROOM 3.2m x 1.82m (10'6" x 6'0")**

Having half wall Shaker style panelling and featuring a white suite comprising a pedestal wash hand basin with chromed taps and tiled splashback, mirror over and and shaver light. Low level WC and corner bath with tiled splashback surround and hand held chromed mixer tap. Separate tiled shower cubicle with electric Triton shower over. Central heating radiator. Ceramic tiled floor covering. Two opaque windows to rear incorporating secondary glazing and a ceiling light-well borrowing light from a roof light window.

**FIRST FLOOR**

**FEATURE GALLERIED LANDING**

Having sealed unit double glazed Conservation style Velux roof light window to rear. Window to side with secondary glazing. three pine latched and braced doors provide access to the bedrooms.

**BEDROOM ONE 3.53m x 3.03m (11'7" x 9'11")**

Having half wall Shaker style panelling. Bedside light controls. Central heating radiator. Sash window to front incorporating secondary glazing having far reaching roof top views over

Wirksworth and towards surrounding countryside.

**BEDROOM TWO 3.47m x 2.65m (11'5" x 8'8")**

Having a central heating radiator. Sash window to front incorporating secondary glazing with a view over adjoining countryside. Further window to side with secondary glazing.

**BEDROOM THREE 3.2m x 2.32m (10'6" x 7'7")**

Having a stone fireplace incorporating original cast iron feature fireplace. Central heating radiator. Sash window to front incorporating secondary glazing having roof top views over Wirksworth and the surrounding countryside.

**OUTSIDE**

To the side of the property is a stone set cobbled effect driveway which provides off street parking for two vehicles. To the rear of the property is a paved patio area and bin store. Furthermore there is a detached self-contained one bed roomed property with parking.

**DETACHED PROPERTY**

Wooden double glazed entrance door provides access to:

**DINING / LIVING KITCHEN 5.40m x 2.76m (17'9" x 9'1")**

Having a range of roll edged preparation surface incorporating an inset sink unit with adjacent drainer, swan necked chromed mixer tap over, tiled splashback and having a Shaker style cupboard beneath with matching Shaker style wall mounted cupboards over featuring a plate rack. Cooker incorporating four ring hob with glass splashback and extractor canopy over with double electric fan assisted oven / grill beneath. To appliance spaces, one having plumbing for an automatic washing machine and a second ideal for a fridge. Ceramic tiled floor covering. Electric heater. TV aerial and telephone jack connection point. Beamed ceiling. Feature exposed stone wall. Two sealed unit double glazed roof light windows. Sealed unit double glazed large French doors to side provide access to a



courtyard garden area. Pine latched and braced door provides access to:

**BEDROOM 4.86m x 3.23m (15'11" x 10'7")**

Having Shaker style wall panelling. Ceramic tiled floor covering. Telephone jack point. Built-in cupboard housing hot water cylinder and immersion heater and in turn providing a useful storage area. Shaker style wall panelling. Electric heater. Two sealed unit double glazed roof light windows. Full sealed unit double glazing to front aspect which has outlook over adjoining countryside. Spiral staircase leading off to a **MEZZANINE AREA 2.59m x 1.68m (8'6" x 5'6")**. Pine braced door provides access to:

**SHOWER ROOM 2.40m x 1.11m (7'10" x 3'8")**

Having Shaker style wall panelling and featuring a white suite comprising wash hand basin with tiled splashback and shave rlight over. Low level WC and large shower cubicle with chromed shower over. Electric chromed ladder style heated towel rail. Electric extractor fan.

**OUTSIDE**

To the side of the property is a cobbled and block paved gravelled courtyard garden are which incorporates a summer house with power and lighting. Furthermore the courtyard is enclosed by a range of stone walling having twin wooden gates to front.

**COUNCIL TAX BAND**

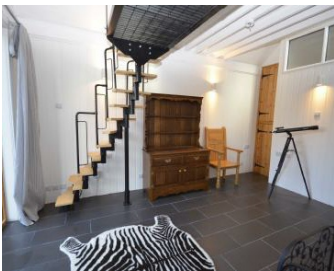
Derbyshire Dales District Council - Tax Band D

**DIRECTIONAL NOTE**

The approach from our Matlock Office is to travel along the A6 passing through Matlock Bath and upon reaching the traffic lights at Cromford turn right past the Market Place up The Hill. Continue along this road under the High Peak Trail, down Steeple Grange and on into Wirksworth centre. Continue down St John's Street and shortly before reaching the mini-roundabout junction turn left into Water Lane. Continue along Water Lane, proceeding over the railway crossing at which point the road becomes Gorsey Bank. Continue along Gorsey Bank taking the second turning on the left where shortly thereafter number 33 can be found on the right hand side.

**VIEWING**

Strictly by appointment through Scargill Mann & Co- Matlock Office 01629 584591 (AT 22.12.2020)



**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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8 Market Place, Ashbourne, Derbyshire DE6 1ES  
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
 4 St. James's Street, Derby DE1 1RL  
 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 6 St James's Street, Derby, DE1 1RL  
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ  
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620  
 Tel: 01283 520490  
 Tel: 01629 823489

ashbourne@scargillmann.co.uk  
 burton@scargillmann.co.uk  
 derby@scargillmann.co.uk  
 matlock@scargillmann.co.uk  
 lettings@scargillmann.co.uk  
 tutbury@scargillmann.co.uk  
 Wirksworth@scargillmann.co.uk