



21 The Lanes, Bolehill - DE4 4GJ  
£249,995



## 21 THE LANES

Bolehill, Matlock

Grant's of Derbyshire are delighted to offer For Sale this two bedrooomed, end of terrace, character cottage which is located in the popular area of Bolehill, within easy reach of Wirksworth. The property, which is well presented throughout, benefits from uPVC double glazing, solar panels and the accommodation briefly comprises entrance hallway, sitting room, dining kitchen, two bedrooms and a bathroom. There are pleasant gardens to both the front and rear of the property and the views over Wirksworth and the surrounding countryside are superb. The cottage is heated by a multi-fuel stove in the sitting room and by storage heaters powered by the solar panels in the other rooms. Please note: This property underwent an energy efficiency update just last year with upgrades made to the loft insulation, heating system and roof. Viewing is highly recommended. Virtual tour available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stunning Views over Wirksworth and the Surrounding Countryside
- Viewing Highly Recommended
- Virtual Tour Available
- Two Bedrooms
- Solar Panels Fitted
- Front and Rear Gardens
- Delightful End of Terrace Cottage



### Ground Floor

The property is accessed via a part-glazed uPVC door which opens into the

### Entrance Hallway

From here, stairs rise to the first floor landing and a door to the right opens into the

### Sitting Room

Dimensions: 3.93 x 3.95 (12'10" x 12'11"). A light room with the window to the front aspect allowing the most excellent views over the garden to the countryside beyond. The focal point of the room is the multi-fuel burner set on a stone hearth within the brick fireplace with stone lintel. There are stylish slate-effect tiles to the floor. A door to the rear opens to the

### Kitchen Diner

Dimensions: 4.75 x 2.45 (15'7" x 8'0"). With ceramic tiled flooring, this kitchen is fitted with a good range of wooden base units beneath solid wood work surfaces with tiled splashbacks and an inset double Belfast sink. The electric cooker is included in the sale. There is space and plumbing for a washing machine as well as space for a large free standing fridge freezer. There are three windows to the rear (the two smaller ones being the original timber windows) and the part glazed uPVC door leads out to the rear garden.

### First Floor

With access to the attic from here (which is insulated and boarded to provide useful storage space) and three panelled doors opening to the two bedrooms and the bathroom.

### Bedroom One

Dimensions: 3.88 x 3.54 (12'8" x 11'7"). A well proportioned room with the window to the front providing the most superb views. Within the room is an attractive cast iron original feature fireplace.



### **Bedroom Two**

Dimensions: 2.24 x 2.95 (7'4" x 9'8"). This second bedroom has a window to the rear aspect with a pleasant outlook over the garden and space for a double bed.

### **Bathroom**

Dimensions: 2.41 x 2.05 (7'10" x 6'8"). This is a good sized bathroom with an obscured glass window to the rear aspect and a three piece suite comprising of a low flush WC, square pedestal wash hand basin and a Triton electric shower within a P-shaped enclosure.

### **Outside**

To the front of the property is a paved patio area, ideal for a small table and chairs. Being south-facing, it enjoys sunlight throughout the day and offers stunning views over Wirksworth town and the surrounding countryside. Steps lead down to a gate providing access to a public footpath and to the left of this gate, there is a log store and a coal bunker. From the back door, steps to the left also provide access onto the public footpath, while those to the right pass the lean to shed and steps lead up to the first tier of the garden, which features a patio seating area. From here, another set of steps ascend to the second tier, which is bordered by a variety of shrubs and plants and features an apple tree. Here, there is a slate-gravel patio along with raised planting beds and a garden shed providing useful storage.

### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1,861.91 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

57.8 m<sup>2</sup>

621 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

[INFO@GRANTSOFDERBYSHIRE.CO.UK](mailto:INFO@GRANTSOFDERBYSHIRE.CO.UK)

[WWW.GRANTSOFDERBYSHIRE.CO.UK/](http://WWW.GRANTSOFDERBYSHIRE.CO.UK/)

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER OF THESE DETAILS. THESE PARTICULARS ARE PRODUCED IN GOOD FAITH WITH THE APPROVAL OF THE VENDOR BUT THEY SHOULD NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT AND THEY DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.