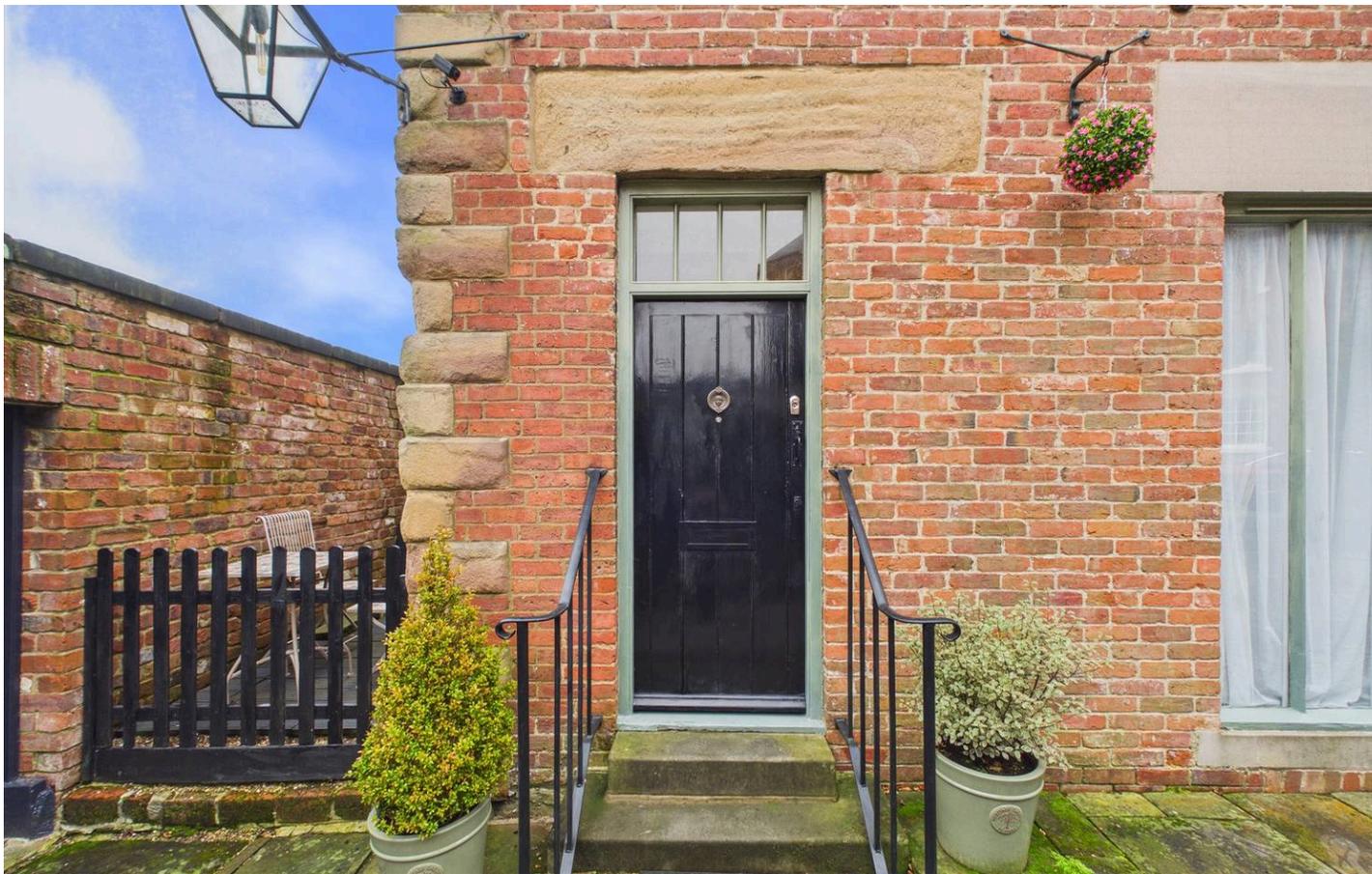




The Coach House Causeway, Wirksworth - DE4 4DL  
£289,995



## THE COACH HOUSE CAUSEWAY

Wirksworth, Matlock

This beautifully presented two bedroom detached barn conversion, situated in the highly sought-after town of Wirksworth offers a unique blend of period charm and modern convenience. Upon entering the property, you are greeted by a welcoming hallway that leads to a spacious, light-filled dining area. The kitchen is fitted with contemporary units and quality appliances, providing ample space for both cooking and dining. Both bedrooms are generously sized, with the principal bedroom offering a peaceful retreat and the second bedroom being ideal for guests or additional family accommodation. The barn conversion benefits from gas central heating, a pleasant outdoor seating area as well as benefitting from off street parking, a rare advantage in such a central location. No upward chain. Viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Bedroom Detached
- Central Location
- Well Presented
- Period Property
- Gas Central Heating
- Off Street Parking
- Energy Rating Applied For





## Ground Floor

The property is accessed from the gravel driveway. Stone steps lead up to the panelled front door which opens to the

### Entrance Hall

6' 2" x 4' 10" (1.87m x 1.47m)

Having a quarry tiled floor, this entrance hall has a fitted cloak cupboard providing hanging space as well as a further storage cupboard. A stripped pine panelled door opens to the

### Kitchen

9' 9" x 5' 10" (2.98m x 1.78m)

With the tiled flooring continuing from the Entrance Hall, this kitchen benefits from a range of wall and base units and a roll edged wood effect work surface with a tiled splashback. Set within the work surface is a circular stainless steel sink and drainer with mixer tap and a four ring gas hob with extractor hood over. Beneath the hob is a 'Stoves' fan assisted electric oven. Further integrated appliances include a washing machine and fridge and also space and plumbing for a dishwasher. The kitchen is lit by down lights. There is a wall mounted "Ideal" gas fired combination boiler which provides the hot water and central heating to the property. A half glazed entrance door leads out to the side.

### Dining Room

15' 2" x 12' 7" (4.62m x 3.83m)

Accessed via the panelled door opening from the Entrance Hall, this room is flooded with natural light from the full height, double glazed windows to the front aspect, set into the former carriage opening. There is an open staircase rising to the first floor, built-in open display shelving and three windows with opaque glass between this room and the kitchen. The room is lit by down light spotlights. A pine panelled door opens to:

### Bedroom One

16' 2" x 9' 4" (4.94m x 2.85m)

A spacious and light room, again with front aspect double glazed floor length windows. There is wood panelling to the ceiling and wall lights.



## First Floor

The open tread staircase with wrought iron handrail rises from the dining room to the

### Living Room

18' 11" x 15' 1" (5.77m x 4.61m)

A spacious and light room which is open to the apex of the roof and with a fine king post truss and exposed purlins. There are a pair of rear aspect velux windows with fitted blinds and a floor length gable end window with pleasant views over the surrounding properties and St Mary's church to the open countryside beyond. The room has two further front aspect windows with original cast iron inserts with gothic arched patterned panels. There is a telephone point and lighting controlled by a dimmer switch. A door opening leads to an inner hallway where further panelled doors open to the second bedroom and the bathroom.

### Bedroom Two

7' 1" x 6' 2" (2.17m x 1.89m)

With a casement window to the front aspect which overlooks the drive entrance to the front of the property. The room is lit by modern halogen down lights.

### Bathroom

10' 0" x 6' 0" (3.05m x 1.84m)

A half tiled family bathroom with wooden flooring. There is a velux window to the rear aspect and the three piece suite comprises stand-alone cast iron roll topped bath set upon ball and claw feet, pedestal wash hand basin and close coupled wc. There is cast iron column radiator, rustic shelving and a fitted rustic pine cupboard.

### Directional Notes

From our office in the centre of Wirksworth, proceed down St John Street in the direction of the market place taking the first left turn into The Causeway where the property can be found on the left hand side.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Band C (Currently £2073 per annum).





## YARD

To the front of the property is a gravelled gated driveway over which the neighbouring property has a right of way. There is, however, sufficient space for the parking of one vehicle. To the side of the property is a Store Room measuring 5'1 x 4'5 (1.55m x 1.34m) having power and lighting. In front of this store is a small seating area.

## DRIVEWAY

1 Parking Space

There is a gated driveway (over which the neighbouring property has vehicular right of access) and an outside store. Parking for one small car.





Floor 0



Floor 1



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

80.1 m<sup>2</sup>

862 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>

20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



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