

**A CHARACTERFUL AND ATTRACTIVELY CONVERTED TWO BEDROOM
DETACHED BARN CONVERSION**

**THE BARN
GREENHILL
WIRKSWORTH
DE4 4EN**



PRICE: O/A £197,000

Occupying a sought after location within a short walk of the town centre
NO UPWARD CHAIN

DESCRIPTION

A characterful and attractively converted two-bedroom detached barn conversion situated in one of the most sought after and oldest parts of Wirksworth within a short walk of the town centre.

The property has gas central heating and the accommodation is arranged as an 'upside down house' over two levels. Briefly comprising two bedrooms and bathroom to the ground floor along with open plan living/dining kitchen to the first floor with delightful views from the upstairs windows over Wirksworth and the surrounding countryside. The property has recently been refurbished to include a new fitted kitchen and bathroom along with new carpets throughout.

Externally there is an enclosed paved courtyard immediately to the rear with raised beds and steps leading up to a generous garden laid to lawn. There is also a parking space for one small car.

ACCOMMODATION

A partly glazed front entrance door opens into the

Entrance Hall with radiator, front aspect window and staircase leading to the first floor. Doors lead to both bedrooms and the bathroom.

Bedroom One 2.69m x 4.03m [8'10" x 13'3"] maximum measurements. Having a radiator, rear aspect window and glazed panelled door leading onto the rear garden. There is also a small under stairs cupboard.



Bedroom Two 3.3m x 1.75m [10'10" x 5'9"] maximum measurements. Having a rear aspect window and radiator.

Bathroom comprising a panelled bath with shower attachment to the taps and glazed shower screen. Pedestal wash hand basin, low flush wc., tiled splash backs, radiator and inbuilt corner cupboard housing the meters.

First Floor

Open Plan Living/Dining Kitchen 4.71m x 5.48m [15'5" x 18'] overall measurements. A light and characterful room with vaulted ceiling, exposed beams and stone walls. There are two Velux windows, two radiators, glazed door to a Juliette style balcony to the

front along with windows to the front, side and rear enjoying views over the town centre and countryside beyond.



Kitchen Area comprising a modern range of wall and base units and drawers, work surface with inset stainless steel sink and drainer unit, tiled splash back, plumbing for a washing machine, electric and gas cooker points and wall mounted Vaillant gas central heating boiler.



OUTSIDE

Immediately to the rear of the property there is a paved courtyard with raised beds. Stone steps lead up to a lawned garden of a generous size along with timber shed. There is also a parking space for one small car.



SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures

and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.



TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING F

VIEWING

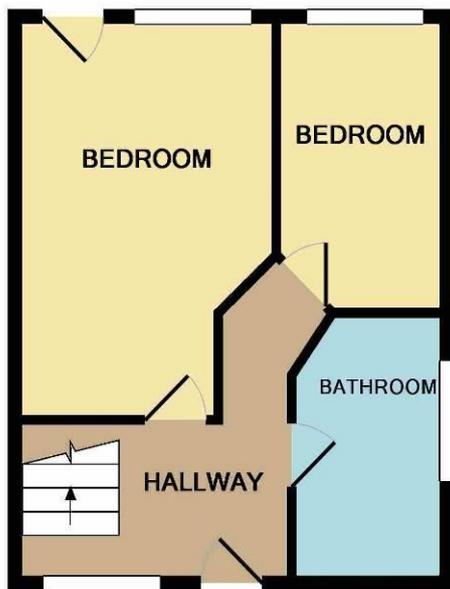
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

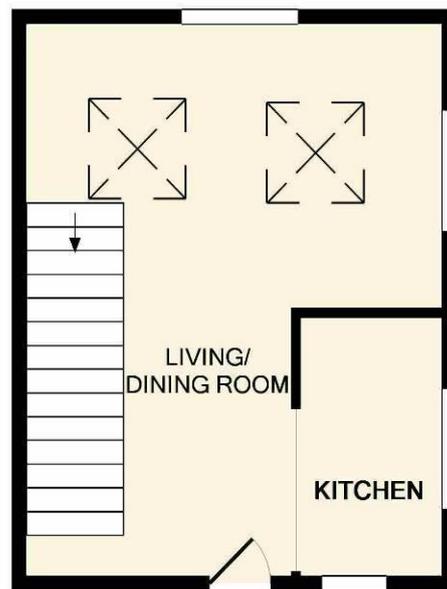
The property is located just off the town centre and is best approached from Wirksworth Market Place proceeding in the direction of Cromford. Take the left hand turning into The Dale (on the opposite side of the road to the Red Lion public house). Proceed straight ahead up the hill into Greenhill where the driveway providing access to The Barn can be found between numbers 15 and 18 Greenhill. The property is straight ahead identified by our For Sale board.



FTA2144



GROUND FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.4 SQ.M.)

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

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