

**WHITE LION HOUSE
23 COLDWELL STREET
WIRKSWORTH
DERBYSHIRE DE4 4FB**



O A £275,000

A most characterful period town house, well situated off the centre of this historic market town.

Situated a short walk from Wirksworth's vibrant town centre, White Lion House holds an elegant character with period features throughout. The three storey property over spans a respected retail shop (not included) and currently occupied as a hairdressers. The accommodation is configured to provide four good bedrooms, two reception rooms (one at first floor level) together with a breakfast kitchen, utility room and ground floor WC. An internal inspection is strongly recommended to fully appreciate the merits of the property which is complemented externally by low maintenance gardens and an outside store.

Wirksworth boasts a thriving community with a renowned art scene, together with a wide range of local shops and other facilities. There is ready access to the delights of the surrounding Derbyshire Dales countryside where local attractions include Black Rock, the High Peak Trail, Carsington Water and Cromford Canal which forms part of the Derwent Valley Mills World Heritage Site. Good road communications lead to the neighbouring centres of employment to include Matlock, Chesterfield and Belper with the cities of Derby and Nottingham each within comfortable daily commuting distance.

- Characterful period town house
- Three storey
- Four bedrooms
- Two reception rooms
- Low maintenance gardens
- Popular market town location
- Viewing highly recommended



RICS

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ACCOMMODATION

A traditional panelled front door, with lion's head knocker and glazed fan light above, opens to an **entrance vestibule** with electric meter, tiled floor and two stone steps rising to the:

Hallway enclosed and featuring herringbone parquet floor and a period panel door encloses stairs which descend to the **cellar**.

Dining Room – 4.36m x 3.2m (14' 3" x 10' 5") enjoying good natural light from a shuttered sash window facing the front. There is a lattice radiator cover, corniced ceiling and as a focal point to the room, a substantial stone fireplace with raised hearth.

Breakfast Kitchen – 3.34m x 3.32m (10' 10" x 9") including a range of built in cupboards and drawers with a painted finish and black granite work surfaces which are set around a Belfast pot sink. An exposed stone wall incorporates a deep built in cupboard and the room features a flagged floor and additional **pantry store** and window to the side.

Utility Room – a useful extension to the kitchen facility and incorporating modern floor standing cupboards, work surfaces and with plumbing for an automatic washing machine. A pair of part glazed French doors open to the rear patio gardens and a separate door leads to a:

WC with a quarry tiled floor, low flush WC and pedestal wash hand basin.

From the hallway, stairs rise to the **first floor landing**, the top stairs leading in opposite directions to the **sitting room** and rear **bedroom**.

Sitting Room – 4.48m x 4.4m (14' 7" x 14' 4") enjoying good natural light through the front facing multi-pane sash window. There are ceiling beams, wall light points, lattice radiator cover and display shelving. A rustic stone fireplace houses a solid fuel stove set above a deep tiled hearth.

Bedroom 1 – 4.14m x 4.43m (13' 6" x 14' 5") a front facing double bedroom with multi-pane sash window, central ceiling beam, built in pine double wardrobe and to the opposing wall, a built in full height corner cupboard.

Bedroom 2 – 3.4m x 3.4m (11' 2" x 11' 2") accessed from the head of the stairs and positioned at the rear of the house, a smaller double bedroom.

Further stairs lead to the **second floor** where a broad landing provides access to the remaining accommodation and to one end, an **enclosed shower**, tiled to three sides and with a broad shower tray and glazed screen.

Bedroom 3 – 2.95m x 4.52 (9' 7" x 14' 8") with side facing window, exposed timbers to the gable wall, stone fireplace with raised hearth, shelving to one side of the chimney breast and, to the other, a built in wardrobe.

Bedroom 4 – 4.55m x 4.1m (14' 9" x 13' 5") a good sized double bedroom with front aspect window, exposed original roof timbers and built in wardrobes.

Bathroom a spacious room, typifying the period character which is evident throughout. There is a freestanding bath with ball and claw feet, high flush WC with wooden box, school style radiator and a broad wash hand basin set to a wooden vanity surface which is supported by barley twist legs with storage beneath. Quarry tiled floor, herringbone splash back tiling to the WC and to one wall, a large multi-paned framed mirror. To one side, a walk in store houses the gas fired combination boiler which serves the central heating and hot water system.

OUTSIDE

To the front of the house, a modest forecourt garden sheltered behind a hedged and gated boundary. To the rear, a flagged patio garden off which there is access to a useful outside **store**.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

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COUNCIL TAX – Band B.

EPC RATING – E.

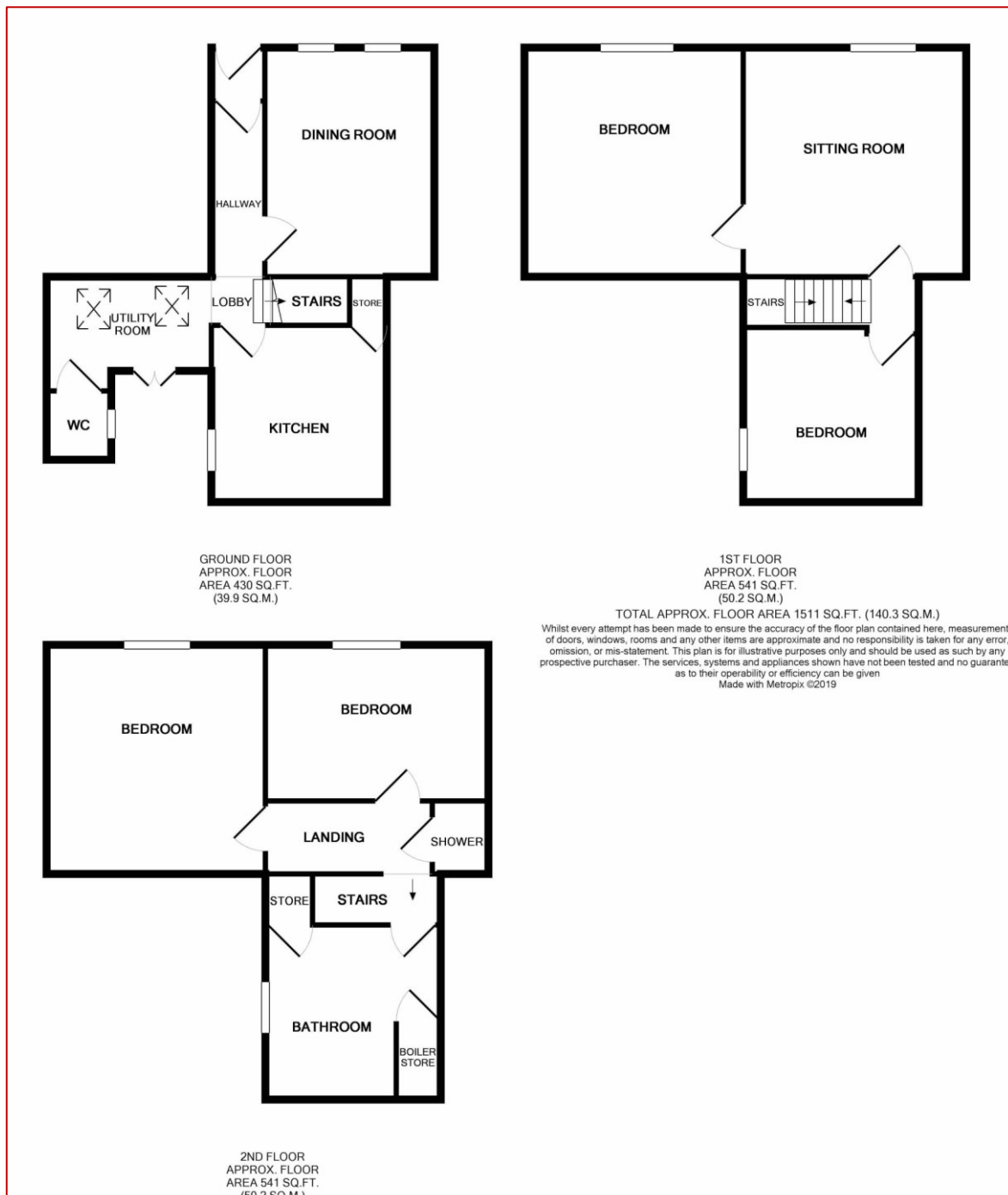
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take the A6 travelling south to Cromford, turning right at Cromford crossroads through the Market Place and up The Hill before proceeding on into Wirksworth. On the Market Place, turn sharp left into Coldwell Street and no. 23 can be found on the left hand side, just before the turn with North Street. Alternatively, on entering Wirksworth turn left into North Street opposite the Co-Op and petrol station. At the end of North End, turn right into Coldwell Street and no. 23 can be found immediately on the right hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9676

Floor Plan



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