



## A STUNNING GEORGIAN FAMILY HOME SAT WITHIN A HISTORIC MARKET TOWN

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THE OLD MANSE  
COLDWELL STREET, WIRKSWORTH, MATLOCK, DERBYSHIRE

savills



# AN INCREASINGLY RARE OPPORTUNITY TO ACQUIRE A GRADE II LISTED PROPERTY DATING BACK TO THE 1700'S

Desirable historic village location ♦ period Grade II listed Georgian property ♦ three generous reception rooms ♦ five double bedrooms over two storeys ♦ master bedroom with dressing room & en suite ♦ rear court yard garden ♦ ample cellar storage ♦ on street parking & single garage

## Location

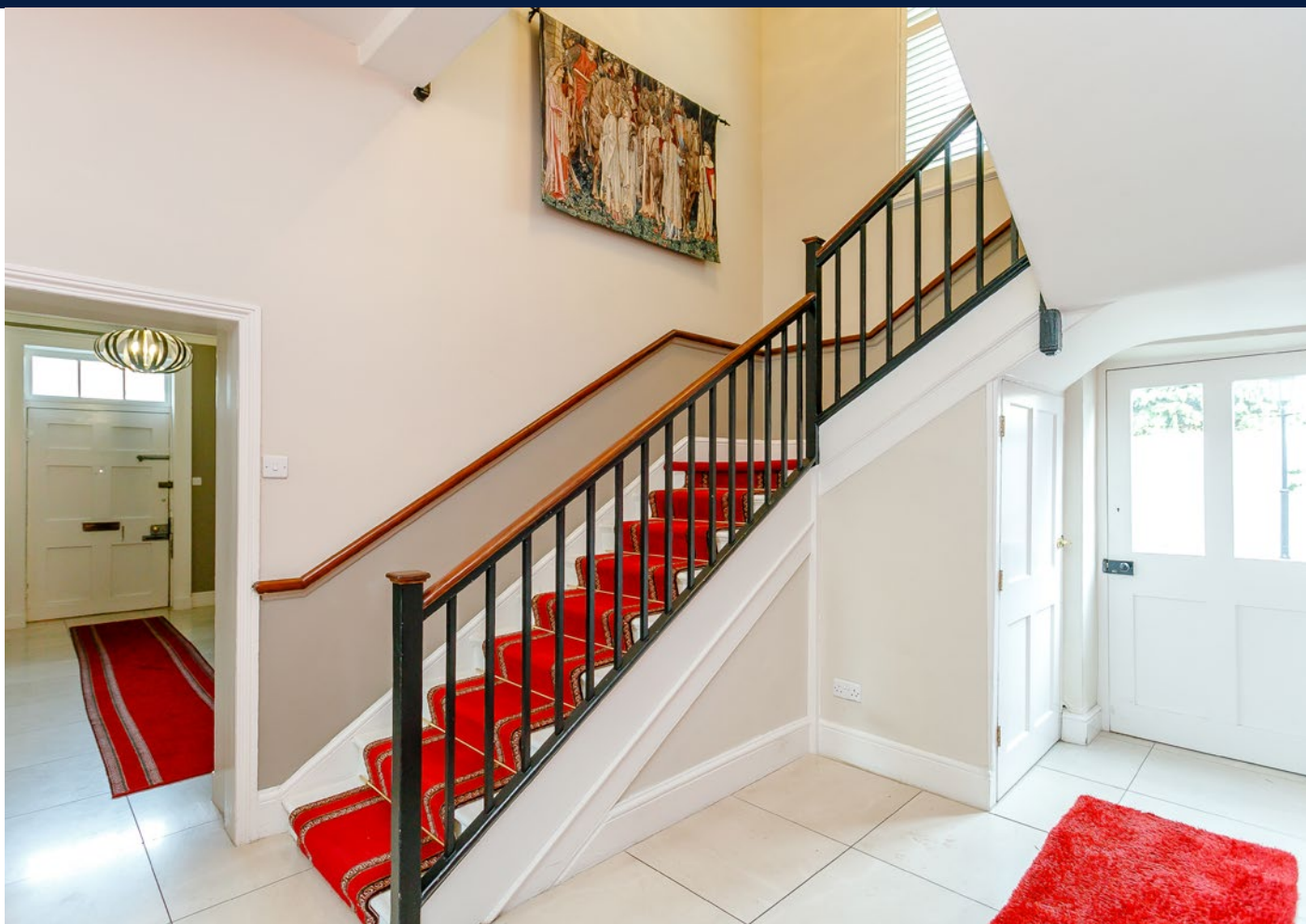
Wirksworth is an appealing market town positioned less than three miles from the Peak District National Park and is well known for its imposing stone buildings and winding passage ways. There are a good range of local independent shops as well as national chain stores alongside good quality restaurants and a number of public houses. Wirksworth primary school, Wirksworth junior school and the Anthony Gell secondary school provide education to the local area up to school leavers age with sixth form also available at Anthony Gell. The A38 and M1 motorway are within a comfortable driving distance, offering easy access across the region.

## Description

The Old Manse is an attractive Grade II Listed property offering in excess of 4,000sq ft. of accommodation and was previously the Dower house to the original Wirksworth Hall. Many period features have been retained throughout the property such as the original corning, cast iron fireplaces, ceiling rose's and sash windows to name a few. Generous room proportions combined with an amenable layout makes for an ideal family home within this sought after Derbyshire village.

Entry via the north aspect provides access through to the impressive entrance hall with a marble tiled floor, high ceiling and original corning. To the right hand side of the entrance hall is the sitting room, a pleasant front facing room with an inset gas fire and stone surround and two alcove areas either side of the fireplace with the sash window featuring original timber shutters. The drawing room sits parallel to the sitting room, is also front facing featuring original timber shutters as well as an open fireplace with an original marble surround and mantle.

Leading on from the entrance hall, the inner hallway allows access to the staircase leading down to a cellar with three large storage rooms. Also positioned off the inner hallway is the inviting dining room with its exposed stonework and original oak beams with a westerly view to the side elevation. The well-proportioned breakfast kitchen incorporates a range of solid oak base and wall units with black laminated work surfaces. There is a built-in pantry unit, a fitted Neff microwave and a well-maintained Aga inset within the fireplace which features an original stone lintel.





Adjacent to the Aga there is space & wiring in place to accommodate an electric oven which becomes useful in the summer months when the Aga is not required. There is additional space and plumbing within the kitchen to facilitate a dishwasher or washing machine, with the adjoining utility room providing further appliance connections as well as additional base and wall storage. The W.C and separate cloaks storage are entered off the utility with access to the side of the property also available.

Stairs ascend from the inner hallway to the first floor landing off which are two generously proportioned double bedrooms, one of which being the master bedroom with a linking door through to the dressing room which holds fitted wardrobes. There is a Jack and Jill en-suite shower room between the two bedrooms with a central main shower, low level WC and corner sink unit with storage below. Also at first floor level is the main family bathroom which has recently been updated to include a granite tiled floor with underfloor heating, a fitted Jacuzzi bath, a wall-mounted Italian sink vanity unit, concealed W.C and a heated chrome towel rail.

The second floor offers a versatile layout with the front of the property holding a further two double bedrooms whilst the rear currently serves as a teenage area, occupying the fifth double bedroom and separate living area. There is a linking door from the landing to the teenage quarter which is lockable for privacy. A three piece shower room serves the second floor and features the original exposed wood flooring, low level W.C, pedestal hand wash basin and a Quadrant Hydro-massage shower unit.

### Outside

The courtyard style garden is accessible via the inner hallway and presents a low maintenance patio seating area and steps up to a raised, south facing terrace area which has been fitted with artificial grass. There is plenty of on-street parking available whilst the single garage with electrically operated up and over roller shutter door provides secure storage for one vehicle.

**Tenure** Freehold

**Services** Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewing** Strictly by appointment with Savills.

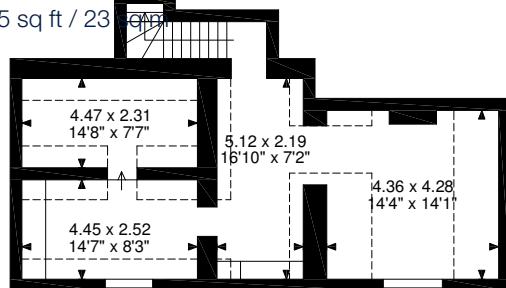




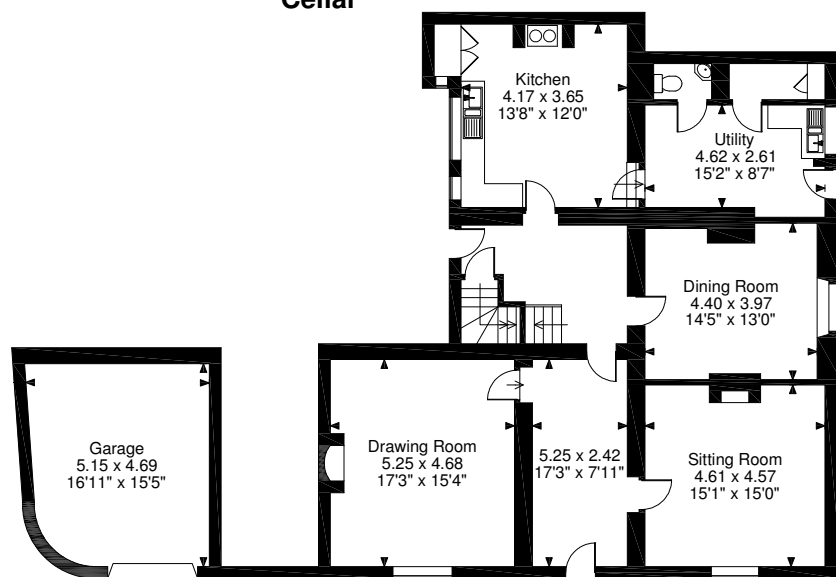
## FLOORPLANS

Main House gross internal area = 4,242 sq ft / 394 sq m

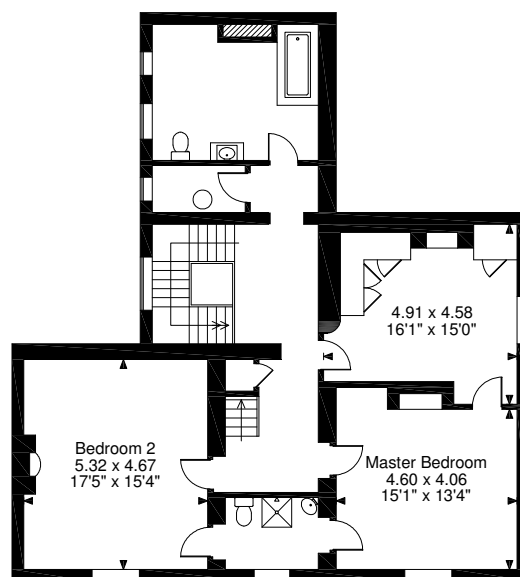
Garage gross internal area = 245 sq ft / 23 sq m



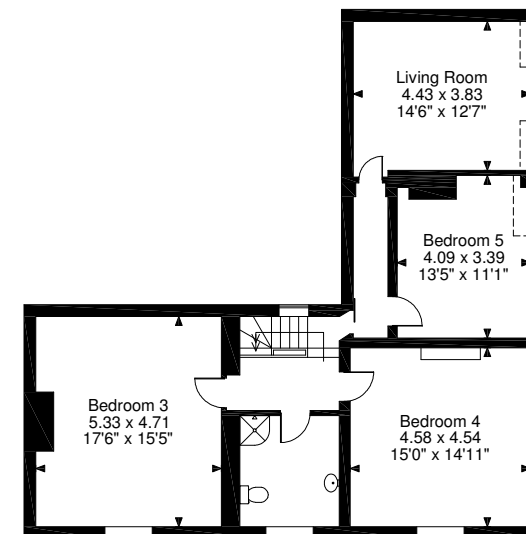
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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