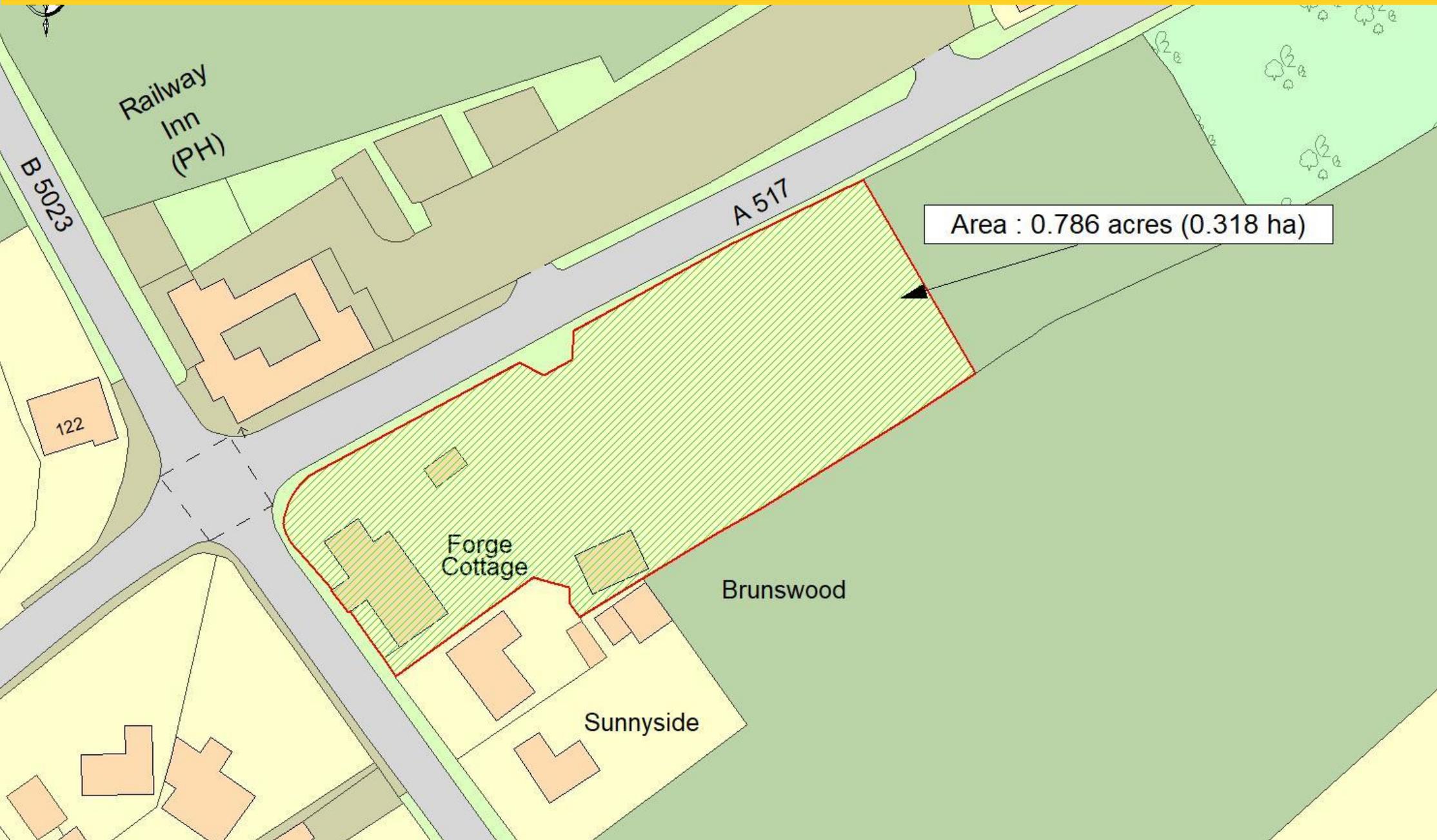


# Wirksworth Road

Belper, Derbyshire, DE56 2LS





# Wirksworth Road

Belper, Derbyshire, DE56 2LS

Guide Price £1,300,000

## **DEVELOPMENT OPPORTUNITY**

**A large 5 bedroom detached cottage with planning permission  
within its 0.79 acre grounds for 6 dwellings:**

**two x 4 bedroom detached, two x 3 bedroom detached  
and two x 3 bedroom semi's.**

John German are delighted to offer for sale a spacious and extended five bedroom detached cottage with huge development potential as the property has planning permission for 6 dwellings in its grounds. The grounds total 0.79 acres and the planning permission is for: two x 4 bedroom detached houses, two x 3 bedroom detached houses and two x 3 bedroom semi detached houses. The main house offers spacious accommodation including a large garden room, impressive sitting room and spacious bedrooms on the first floor.

### **Forge Cottage accommodation**

Main uPVC door leads into the reception hall with quarry tiled floor, exposed beamed ceiling and doors off to the main rooms. An impressive sitting room has a multi fuel burner, exposed beamed ceiling and stable door leading into study again with a beamed ceiling. Separate dining room with solid oak floor, brick fireplace with multi fuel burning stove and raised hearth. Beamed ceiling. Guest cloakroom with a white suite and quarry tiled floor. Refitted kitchen with a range of base and wall mounted units with corian work surfaces over, twin Belfast inset sink, five ring gas hob, extractor fan over, double electric fan assisted oven, integrated dishwasher, space for a large American style fridge freezer, tiled floor and sliding door leading to a walk in pantry. The impressive garden room is a fantastic feature of this property, painted mahogany and partial stone construction. Tiled floor with electric under floor heating and double doors to the main garden.

### **First Floor**

A large landing leads to the four well proportioned bedrooms and a refitted family bathroom with a white suite including bath and double width shower cubicle with mixer shower over, skylight and exposed beamed ceiling. Laundry room with gas fired central heating boiler that heats the bathroom, plumbing for washing machine and space for dryer. Off the fourth bedroom, a door leads to an additional landing giving access to an office and steps down into a ground floor bedroom or further reception room. This room opens onto the rear garden and has a further door leading to an en suite shower room.

### **Outside**

To the front is a small garden. The main garden lies to the rear and has lawns and display borders with a large garden shed, greenhouse and detached garage. Gated access off to the side. Further extensive grounds that have the planning permission for the 6 dwellings (Planning Permission Ref: AVA/2017/1306).

### **Directions**

Leave Ashbourne in an easterly direction on the A517 towards Belper and continue for approximately 8.5 miles. After the village of Turnditch you will arrive at the crossroads known as Cowers Lane. Go across at the traffic lights and opposite The Railway Inn pub, turn right into the driveway for this property, as indicated by our for sale board.



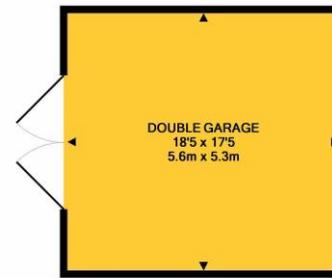












GROUND FLOOR



1ST FLOOR



### Promap/Ordnance Survey Extract

For Identification purposes only - not to scale.

### Agents Notes

Amber Valley Borough Council. Full Planning Permission was granted on 16th October 2018. Ref: AVA/2017/1306. For more information visit Amber Valley website or contact John German office.

The neighbouring property has a right of way leading to their property.

### Tenure

Freehold (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

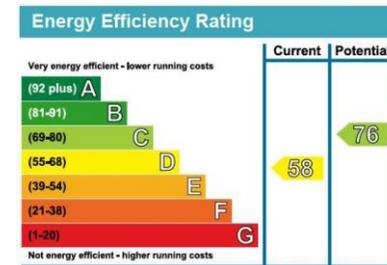
### Council Tax Band

G (for Forge Cottage).

### Services;

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Internet satellite connection.

Ref: JGA/031218



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### Floor Plan Clause

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.

### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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