



The Old Manse
Coldwell Street | Wirksworth | Matlock | Derbyshire | DE4 4FB

THE OLD MANSE



A remarkable Grade II Listed Georgian residence occupying a commanding position within the heart of historic Wirksworth. Rich in history yet beautifully updated for modern living, The Old Manse offers almost 4,000 sq ft of elegant accommodation, seven bedrooms, extensive reception space, impressive cellars and a rare opportunity to own one of Derbyshire's most distinguished town houses.



A HISTORIC RESIDENCE OF DISTINCTION

Standing proudly above the charming streets of Wirksworth, The Old Manse is one of the town's most significant and recognisable homes. Originally serving as the Dower House to the former Wirksworth Hall estate, this substantial Georgian residence enjoys a fascinating heritage intertwined with some of Derbyshire's most influential families.

Today, following a programme of significant refurbishment and enhancement, the property presents an exceptional blend of historic grandeur and contemporary comfort. Original architectural features have been preserved and celebrated, whilst thoughtful improvements have created a home perfectly suited to modern family life.

Approached via traditional stone steps, the handsome façade immediately conveys the stature and elegance for which the property is renowned. Beyond the front door, a welcoming reception hall introduces a home defined by generous proportions, high ceilings, beautiful natural light and a wealth of period detailing.

The principal reception rooms are wonderfully balanced for both formal entertaining and everyday living. Large sash windows frame elevated views across the town, whilst original fireplaces, decorative corning, ceiling roses and deep skirting boards provide a constant reminder of the property's architectural pedigree.

At the heart of the home lies a beautifully appointed kitchen and family living space, creating a natural gathering point for family and friends. The balance between historic character and modern convenience has been carefully achieved, allowing the house to

function effortlessly whilst retaining the charm and atmosphere expected from a property of this calibre.

FIRST FLOOR

A magnificent landing provides access to the principal bedroom accommodation. The generous principal suite enjoys elevated views across Wirksworth and towards the surrounding Derbyshire countryside, creating a peaceful retreat away from the bustle of daily life.

Further bedrooms on this floor are equally impressive in scale and flexibility, complemented by beautifully appointed bath and shower facilities.

SECOND FLOOR

The upper floor provides additional substantial bedroom accommodation, making The Old Manse ideally suited to growing families, multi-generational living, guest accommodation or those requiring dedicated home office space.

The flexibility offered across all three floors is increasingly rare and allows the property to adapt effortlessly to changing lifestyle requirements.

CELLARS & ANCILLARY SPACE

Beneath the property lies an extensive network of impressive vaulted cellars, providing exceptional storage and potential for a variety of future uses, subject to any necessary consents.

A garage provides valuable secure parking, a highly desirable feature for a period home located within the heart of one of Derbyshire's most sought-after market towns.















Seller Insight

“ For Amanda and Julian, The Old Manse has been far more than simply a beautiful period home – it has been the backdrop to family life, treasured friendships and countless memorable occasions over the past six and a half years.

The property's commanding position on the historic Coldwell Street first captured their attention, combining the grandeur and character of a distinguished Georgian residence with the practicality of generous living space, private low-maintenance terraces and the convenience of a garage. Tucked just off a wide paved area in the heart of Wirksworth, they have particularly appreciated the peaceful setting, where the bustle of the town is only moments away, yet the house remains remarkably quiet and private.

Inside, they describe the home as effortlessly spacious, with a natural flow that makes everyday living both comfortable and practical. Wide doorways and generous hallways create an easy connection between rooms, making everything from family life to welcoming guests feel seamless. The fully networked home has supported flexible working with ease, while efficient modern services, central heating, a gas fire in the sitting room and the open fire in the drawing room ensure every season can be enjoyed in complete comfort.

Among their favourite spaces are the elegant principal bedroom, where spectacular views stretch across the historic rooftops of Wirksworth, the cosy breakfast room and the bright, contemporary kitchen. Thoughtful improvements have enhanced the home without compromising its heritage, including a striking high-specification handleless kitchen, beautifully restored oak sash windows, engineered hardwood flooring, elegant floor-to-ceiling glazed entrance doors, and extensive redecoration throughout.

Outside, the Mediterranean-inspired terraces have become one of the home's defining features. Retiled in Spanish porcelain and designed for effortless outdoor living, these private sun-filled spaces have hosted countless celebrations, family gatherings and evenings with friends. The upper decked terrace, with its far-reaching countryside views and glorious sunrises, has been the perfect setting for outdoor dining and entertaining. Lovingly reimagined with a Mediterranean influence,

the terraces have twice featured as part of Wirksworth's renowned Open Gardens event, delighting visitors from across the area.

The house has adapted beautifully to changing family life. As their children grew older, the top floor provided welcome independence while still keeping everyone together under one roof. Throughout the years, the generous accommodation has comfortably welcomed extended family and visiting friends, always offering space for everyone to relax.

The Old Manse has also connected the owners deeply with the exceptional community that surrounds it. During Amanda's time working as an NHS clinician throughout the Covid pandemic, returning home to the applause and support of neighbours became one of the many lasting memories they will always treasure.

They describe Wirksworth as one of the home's greatest attractions. Everything is within walking distance, from highly regarded schools, independent cafés, pubs and restaurants to boutique shops and everyday amenities. The town's vibrant calendar of events ensures there is always something happening, whether enjoying the celebrated Arts Trail, browsing the monthly farmers' market or antiques fairs, visiting the independent cinema, joining the famous Wheelbarrow Race, or even taking part in the annual International Marmalade Festival. Excellent transport connections, including nearby railway stations at Cromford and Whatstandwell, provide convenient access to Derby, Nottingham, Matlock and beyond.

Although Amanda and Julian are remaining in Wirksworth, leaving The Old Manse will be bittersweet. They will miss the warmth of the close-knit community, their wonderful neighbours and, perhaps most of all, watching the morning sun rise across the hills from the terrace.

For its next owners, they believe this remarkable Grade II Listed home offers a rare opportunity—not only to own an exceptional piece of Wirksworth's history, but to become part of a welcoming and thriving community while enjoying an extraordinary lifestyle in one of Derbyshire's most distinctive market towns.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









A LIFESTYLE HOME WITH INVESTMENT POTENTIAL

Increasingly, buyers seek homes capable of delivering both exceptional lifestyle benefits and financial flexibility. The Old Manse offers precisely that balance.

Occupying a prime position within one of the Peak District's most vibrant and desirable destinations, the property is exceptionally well placed to benefit from the area's thriving tourism market. Its substantial accommodation, historic character and walkable town-centre location create all the ingredients sought by discerning holidaymakers visiting the National Park.

Recognising this potential, the current owners commissioned an independent holiday letting appraisal from a leading national holiday cottage operator. The assessment identified projected gross annual income in the region of £75,290 to £92,021, with forecasts exceeding £100,000 per annum in future years under favourable trading conditions. The report anticipates approximately 39 bookings annually, reflecting the property's strong appeal within the premium Peak District holiday market.

Whether utilised as an exceptional permanent residence, an elegant second home, a luxury holiday let, or a combination of personal enjoyment and income generation, The Old Manse offers a level of versatility seldom found within this price bracket.

For those seeking a home that can work as hard as it inspires, this represents a particularly compelling opportunity.

OUTSIDE

Externally, The Old Manse enjoys private courtyard and terrace areas that provide attractive spaces for outdoor entertaining and relaxation.

Its elevated position affords far-reaching views across Wirksworth's historic rooftops and towards the surrounding Derbyshire hills, creating a constantly changing backdrop throughout the seasons.

The combination of privacy, outlook and immediate access to the town's amenities is exceptionally rare and contributes significantly to the property's appeal.

HISTORY

The Old Manse occupies an important place within the history of Wirksworth. Originally serving as the Dower House to Wirksworth Hall, the property has historical links to the influential Hurt family and descendants of Sir Richard Arkwright, one of Britain's most significant industrial pioneers.

The building later became associated with the Reverend of the nearby United Reformed Church, from which its present name derives. Today it remains one of the finest and most historically important residential properties within the town.







LOCATION

Widely regarded as one of Derbyshire's most desirable market towns, Wirksworth offers a unique blend of heritage, creativity and community spirit. The town is renowned for its independent shops, artisan cafés, restaurants, galleries and the nationally recognised Wirksworth Festival.

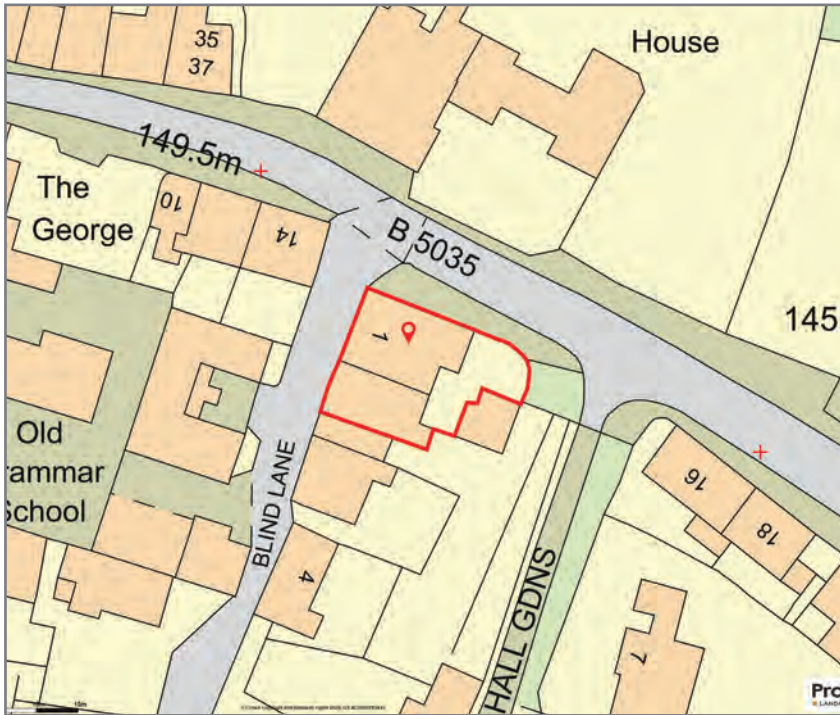
Surrounded by some of the country's most beautiful countryside, residents enjoy immediate access to the Peak District National Park, Carsington Water and an extensive network of walking, cycling and outdoor pursuits.

Despite its rural charm, the town remains exceptionally well connected, making it an increasingly popular choice for those seeking a lifestyle change without sacrificing convenience.

Approximate Distances

- Matlock – 4 miles
- Ashbourne – 10 miles
- Bakewell – 14 miles
- Derby – 14 miles
- Nottingham – 23 miles
- Sheffield – 27 miles
- Carsington Water – 4 miles
- Peak District National Park – within minutes
- Derby Railway Station – approximately 30 minutes
- East Midlands Airport – approximately 40 minutes





Services, Utilities & Property Information

Local Authority: Derbyshire Dales

Tenure: Freehold - Please note part of the building is below the neighbouring property. Flying freehold applies.

Tenure: Freehold | EPC: TBC - Grade II Listed | Council Tax Band: F

Construction Type: Brick / Stone / Slate / Tiles

Utilities: All Mains Services.

Mobile Phone Coverage: 4G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: FTTP - ULTRAFast Broadband Speed is available in the area, with predicted highest available download speed 2000 Mbps and highest available upload speed 2000 Mbps. We advise that you check with your provider.

The property is located within a designated Conservation Area, Wirksworth which may impose restrictions on alterations, extensions, and external changes. Buyers are advised to make enquiries with the local planning authority.

Part of the property is understood to be held under a flying freehold arrangement where part of the structure lies above or below neighbouring property. Buyers are advised to seek confirmation from their solicitor regarding the rights and obligations associated with this arrangement.

Independent holiday letting projections available upon request.

Garage Parking Spaces: 1



Directions - Postcode: DE4 4FB / what3words: ///strictly.salt.tadpoles

Viewing Arrangements Strictly via the vendors sole agents Fine & Country South Derbyshire, Ashbourne and Matlock +44(0)1332 973 888

Website For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Opening Hours:

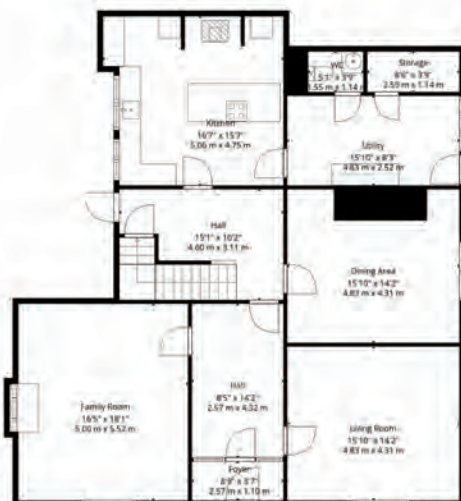
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Garage



Ground Floor



Basement



First Floor



Second Floor

Total Approximate Area: 365m² | 3919 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 12.08.2026

FINE & COUNTRY



The
Old
Manse

A rectangular, rusted metal sign is mounted on a red brick wall. The sign is secured with four small, round metal fasteners at its corners. The text 'The Old Manse' is cut out of the metal in a serif font, arranged in three lines. The brick wall has a mix of red and brown tones with some green moss or algae growth. A white-painted wooden trim is visible on the right side of the image. In the bottom left corner, there are green leaves of a plant, which are slightly out of focus.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG

PARTNER AGENT

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I am a Property Consultant with over 20 years of successful experience in helping people move to and sell their homes. Qualified as a Mortgage Advisor as well as a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities you need for a successful home move.

I specialise in high exposure technologies and I regularly attend national training sessions to showcase new marketing tech trends, such as social media strategies, video presentations and people analytics tools to target appropriate buyers.

A firm believer in the power of positive thinking in the workplace, I strongly believe that you only need one quality person to organise your whole home move from start to finish. I've been lucky enough to feature on TV throughout the last few years and have had special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under and two appearances on Homes under the Hammer!

I have a strong family background and belief. Born in Greenwich and worked around the country and now back in London & Derbyshire. I love a good Netflix binge but can also be found in the gym on a morning and is "dad's taxi" for my two children most of the other time whilst not following my beloved West Ham United football club.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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