



**34 Market Place
Cromford
Derbyshire
DE4 3QE**

Price £245,000

- Gas fired central heating (controlled remotely via Hive system)
- Entrance hall
- Sitting room
- Well-appointed kitchen & utility
- Well-appointed family bathroom
- Three double bedrooms
- Rear courtyard garden
- Many period features
- A wealth of charm and character throughout
- Ideal family home, holiday home or air bnb

GENERAL INFORMATION

THE PROPERTY

Boasting a wealth of charm and character throughout, this period three-storey, three double bedroomed stone Arkwright cottage enjoys a prominent position within the favoured village of Cromford. The home would make a suitable family home, whilst also offering great potential to be used in various ventures (Subject to necessary permissions). The property has undergone a series of sympathetic renovation works within the last few years including a new roof, new boiler and sympathetically upgraded bathroom and heating system.

To the rear of the property, is enclosed courtyard garden with useful outside store which could potentially be used for the storage of outdoor pursuits equipment for example.





The property is sold with the benefit of a gas-fired central heating system which can be controlled remotely via the Hive control box supplied. Having recently been reroofed (2019/2020). Internally, it briefly comprises of entrance hall, sitting room with feature open fireplace, well-appointed kitchen and utility, double bedroom to the first floor, well-appointed bathroom and two further double bedrooms to the second floor.

LOCATION

The property is well located within easy reach of local amenities within Cromford which include a primary school, newsagents, hair salon, delicatessen, church, public inn, restaurants and coffee shops. Matlock is approximately three miles to the north and Wirksworth approximately two

miles to the south, both of these towns offering a wide variety of amenities including shops, schools and leisure facilities. The area is also a favourite for walkers, outdoor pursuits, traditional crafts and antiques.

Carsington Water is approximately six miles with its noted leisure facilities and water sports. The nearby A6 provides swift onward travel to both the north and south. Cromford railway station provides fast access to Derby station. Has local amenities such as a school, church/church hall, various restaurants, book shop and cafes with a view of the mill pond to the rear.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With feature quarry tiled flooring, double bi-fold doors lead to:-

SITTING ROOM

4.01 x 2.62 (13'2" x 8'7")

With a continuation of the quarry tiled flooring, feature fireplace with open fire, central heating radiator. Exposed ceiling beam and feature bay window with pleasant aspect to the front.

KITCHEN DINING AREA

3.56 x 2.58 (11'8" x 8'6")

With feature flagstone flooring, ample breakfast/dining space, double central heating radiator, window to the rear, fitted base, drawer units with solid wood work surfaces and matching up-stands, Range style oven, useful understairs storage cupboard.

EXTENDED KITCHEN AREA/UTILITY

2.20 x 1.88 (7'3" x 6'2")

With quarry tiled flooring, range of fitted base and drawer units, solid wood preparation surfaces with inset ceramic 1½ basin sink unit and draining board and period style mixer tap in chrome, integrated dishwasher, integrated washing machine, wall mounted Ideal gas combination boiler servicing the central heating and hot water systems, window to the rear, feature roof light and latched and braced solid door providing access to the rear garden.

FIRST FLOOR

LANDING

With window having a pleasant aspect to the rear of the waterfall and mill pond. Leads to:-

DOUBLE BEDROOM ONE

4.25 x 3.98 (13'11" x 13'1")

With period decorative fireplace with open fire, double central heating radiator and secondary glazed window to the front with pleasant

outlook all year over the market place, and double central heating radiator.

WELL-APPOINTED BATHROOM

Sympathetically refitted 2019/2020 with full suite to include; bath with thermostatic mixer shower over, vanity unit with inset ceramic wash basin and close coupled w.c., double radiator, decorative open fireplace, heated towel rail, complementary ceramic wall tiling and window with pleasant aspect to the rear to the waterfall and mill pond, double central heating radiator.

SECOND FLOOR

DOUBLE BEDROOM TWO

3.96 x 3.49 (13'0" x 11'5")

With a range of built-in wardrobes, a double central heating radiator, and window with particularly pleasant aspects to the front, secondary glazing is also fitted. Door provides access to useful room with hot and cold plumbing installed suitable for the addition of ensuite facilities

DOUBLE BEDROOM THREE

3.42 x 2.30 (11'3" x 7'7")

With wood grain effect laminate flooring, central heating radiator, built-in cupboard and useful recessed shelving. Single glazed window with views of the waterfall and mill pond to the rear.

OUTSIDE & GARDENS

To the front of the property is a small palisaded garden with walled rockery and additional storage space for outdoor pursuits equipment for example. Directly to the rear of the property, is a courtyard garden with useful outhouse with power and lighting.

Parking can be made to the front of the property.

LOCAL AREA

With it's rising popularity and pleasant local community Cromford is favoured by both tourists and locals alike.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas - Ovo

Electric - Ovo

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier - BT

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

Derbyshire Dales - Band B

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/sc-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) DRAFT

AGENTS NOTE

<https://historicengland.org.uk/listing/the-list/world-heritage,conservation-area&listed>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	