



Scarthin, Cromford, DE4 3QF

This four-storey family home is brimming with high quality features old and new, which combine to create a very desirable residence. Panoramic far-reaching views can be enjoyed from the hot tub, summer house, outdoor dining areas and most rooms - looking over the mill pond and rooftops of Cromford up towards Black Rocks in the distance. The house itself has underfloor heating, new timber-framed sash windows and a wealth of character features.

On the ground floor are an open-plan sitting room-kitchen, utility room and wet-room shower room. The first of four double bedrooms is on the first floor, together with the stunning family bathroom. Two double bedrooms on the second floor include a distinctive L-shaped bedroom with large fireplace. The top floor has a large double bedroom/office space with a bonus cosy den.

Outside, the terraced garden has ample room for dining and seating areas, the magnificent hot tub, summer house and barbecue. There is also an entrance into the purpose-built laundry and store rooms.

Cromford itself is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. Renowned book shop Scarthin Books is just a few doors down and we love The Boat Inn and Greyhound pubs. Matlock Bath, Matlock, Bakewell and Buxton are all within easy reach, as is the High Peak Trail, Chatsworth House and the many delights of the Peak District.

- Characterful 4 storey, 4 bedroom home
- VACANT POSSESSION AND NO UPWARD CHAIN
- Hot tub with a view! Included in the price
- New timber-framed sash windows
- Terraced garden with summer house, outdoor dining and barbecue
- A double off-road parking space overlooking the mill pond
- Council Tax band B
- Close to 2 pubs, shops and village school
- Fenced secure garden bordering woodland
- Woodland, riverside, canalside and open hillside walks from front door

Offers in the region of £325,000

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Front of the home

The home comes with two off-road parking spaces just 30 yards along the road, directly above the famous mill pond...we remarked that it would be a great spot for a picnic! Walking along to the home, a short footpath in front of two other cottages has decorative Victorian iron railings on the left. As the last cottage in the row, there is space for seating at the front from which to revel in the breathtaking views up towards Black Rocks. These views only get better as you go higher up within the house and in the garden. The stone wall at the front boundary includes a gate through to the garden.

Enter the home through a solid timber Arkwright Pattern door with brass handle, letterbox and jaunty fish door knocker. The door is set within a stone lintel surround.

Sitting Room-Kitchen

24'11" x 11'7" (7.6 x 3.55)

With a high ceiling, black limestone flooring and high skirting boards, this room sets the tone for the quality and character that you're going to find throughout the home. In the sitting room half of this room, there is underfloor heating - a cosy welcome for your feet on a winter's day! There are three ceiling light fittings and wall lights and the large south-facing window brings in lots of natural light. There is a wide sill beneath the window that makes for a perfect window seat.

On the left, the substantial Jotul wood burner is set upon a stone hearth within a large stone fireplace. Between the fireplace and window is a wall-mounted corner cupboard and to the right is a beautiful fitted tall antique bookcase with shelving beneath.

The kitchen area offers flexibility because the current owners have largely had free-standing units - so you could continue that theme or choose to install a new kitchen. On the left is a sturdy wooden cabinet with integrated ceramic Belfast sink and drainer set into a black granite top, with chrome mixer tap. On the back wall is a supply for a gas oven. The kitchen also includes a wall-mounted pine and glass cabinet, a wide worktop in the large space under the stairs (beneath that is space and power points for a refrigerator and freezer). There is also a heritage-style cast iron radiator and ceiling spotlights.

From here, stairs lead up to the first floor and beyond, whilst a door leads through to the utility room/porch and ground floor shower room.

Utility Room-Porch

Accessed either from the kitchen or the lower garden through a half-glazed uPVC door, this useful space has quarry tiled flooring. There are windows facing south and west, a wall-mounted light and space and plumbing for a washing machine or dishwasher. A pine ledge door leads into the ground floor wet room.

Wet Room

9'6" x 3'11" (2.9 x 1.2)

With a tiled floor and floor-to-ceiling tiled walls, this wet-room style shower room has a mains-fed shower. There is also a stylish natural stone bowl with chrome mixer tap upon a purpose-built stand. The room also has a ceramic WC, chrome vertical heated towel rail, ceiling spotlights, additional light and extractor fan.

Stairs to first floor landing

Wooden stairs with a central runner carpet have a handrail on the left. The galleried landing has stripped pine floorboards, a radiator, ceiling spotlights and doors to Bedroom One and the Bathroom.

Bedroom One

12'1" x 11'11" (3.7 x 3.65)

Located at the front of the home, an oak ledge door with traditional iron latch leads into this spacious double bedroom. South-facing windows allow lots of natural light to pour in. There are stripped pine floorboards, high ceilings, a radiator and ceiling light fitting.



Bathroom

7'7" x 6'6" (2.33 x 2)

The centrepiece of this magnificent bathroom is the standalone rolltop bath set upon a substantial timber plinth. There are a matching heritage-style sink with chrome taps and ceramic WC with cistern. The room has wood-panelled walls and a wall-mounted wooden corner cabinet. The room also includes a ceiling light fitting, wooden floorboards, chrome vertical heated towel rail, shaving mirror with lights, fish-design frosted double-glazed window and a stained glass window.

Stairs to second floor landing

Heading up past a useful deep alcove on the left, timber stairs with a runner carpet lead up to the second floor. The galleried landing has stripped pine floorboards and a stained glass internal window, ceiling light fitting and oak ledge doors into bedrooms two and three.

Bedroom Two

11'11" x 9'8" (3.65 x 2.95)

As we go up, those south-facing views over Cromford towards the verdant hillside below Black Rocks and Barrel Edge become even more impressive. This double bedroom has pine-effect laminate flooring, sash windows with a deep sill/window seat, radiator, skirting board and ceiling light fitting.

Bedroom Three

17'8" x (maximum) 11'5" (5.4 x (maximum) 3.5)

We love the quirky shape and history of this L-shaped bedroom. The top two floors of this home used to be a completely separate cottage, sitting directly above the two floors below...and this upper cottage was accessed through a front door from the hillside footpath at the rear into this bedroom! Nowadays, it benefits from the imposing stone fireplace that once was probably the main source of heat for the living room of that cottage. This bedroom has timber floorboards, a radiator, two ceiling light fittings and skirting boards.

Two west-facing windows provide views up to the wooded Via Gellia valley and also over the garden. This is another room with a colourful stained glass internal window.

Stairs to third floor

The carpeted stairs have a pine handrail on the left and a light overhead, beside the original oak beam. Another pine ledge door with iron latch leads into the fantastic Bedroom Four

Bedroom Four

15'1" x 11'11" and 11'11" x 7'8" (4.6 x 3.65 and 3.65 x 2.35)

We love this 'Room in two parts'. The roofline drops down halfway through the room, creating a dramatic internal feature and separate snug/den area. The room has newly-painted exposed floorboards and two deep-set windows, together with a south-facing Velux window. The very deep eaves storage is accessed through two doors and is extremely useful. There are ceiling spotlights, a radiator and skirting boards.

Scoot under the original oak beam to the cosy den, with laminate floor and a north-facing window which overlooks the public footpath leading into woodland at the rear. There is a ceiling light fitting on the left-hand side.

Garden

The tiered garden provides ample outside space for dining, relaxing and - perhaps - working in the summer house.

Tier 1 has a courtyard area which is just outside the kitchen and therefore a perfect spot for outdoor dining. Even at this lowest level, the views south are breathtaking. There is an outside tap, light and terraced planted borders.

Tier 2 is accessed up some stone steps. There is a brick-built barbecue on the right and steps to the right of that up to the laundry and store rooms. This is where the modern Worcester boiler is housed and there is a flue for a tumble dryer and plumbing for a washing machine. These two rooms also include a radiator and ceiling light fitting.

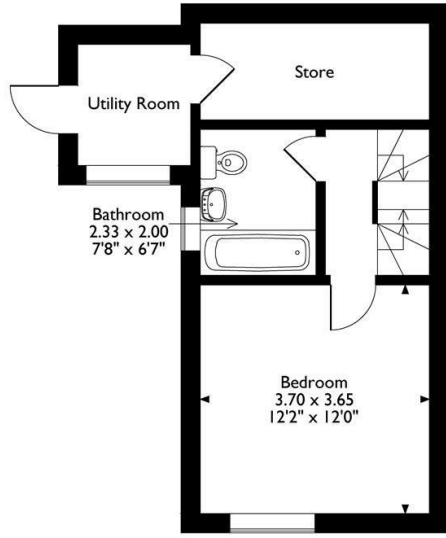
Tier 3 is where the magic happens! From this elevated position you have the best panoramic views. There are plum and medlar trees and a raised pergola, which is beside the tall dry stone wall at the rear boundary. The substantial Coast hot tub (for 6 persons) is included with the sale. The summer house has lighting, power and a felt roof and is the perfect place to relax and enjoy the views, but could easily be a very splendidly-located home office. This top tier also has ample space for outdoor dining. It's a tremendous place at which to gather with friends and family - and equally stunning and peaceful at night.



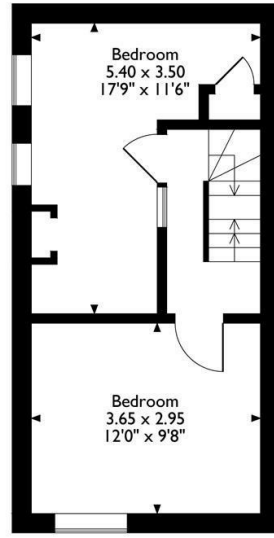
Clatterway Cottage, 3 Scarthin Terrace
 Approximate Gross Internal Area
 114 Sq M / 1227 Sq Ft



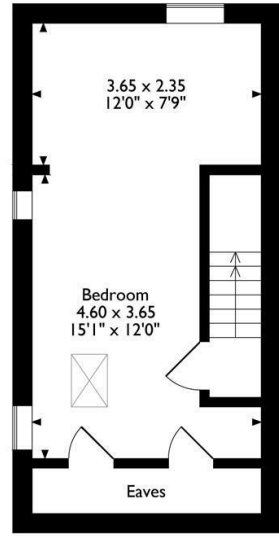
Ground Floor



First Floor



Second Floor



Third Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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