



# BRICKS + MORTAR



## Scarthin, Cromford, DE4 3QF

**£500,000**

With breathtaking views over the famous Cromford mill pond and all the way up to Black Rocks, this delightful home occupies an enviable position in the heart of this UNESCO World Heritage village. The home is brimming with positive features including 2-3 off-road parking spaces (a real rarity in Cromford!), lots of versatile and spacious rooms across three storeys, character features throughout, a large dining veranda and gardens which have been designed and maintained by professional gardeners.

Entering the home on the ground floor, the entrance hallway leads through to a charming dining room and on to a bright breakfast room and kitchen with pantry. The lower ground floor has three reception rooms, currently used as a lounge, snug and hobby room. There is potential to convert this into a separate suite should you wish. On the top floor are three bedrooms and a modern, sleek shower room.

The gardens are beautiful and border the mill pond - they are packed with carefully-curated mature plants, shrubs and trees, with several seating and dining areas from which to relax in and admire the stunning views.

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.

### Front of the home



Formerly two separate cottages, the distinctive whitewashed facade has two front doors and pretty timber-framed bay windows with window boxes. It is a charming first impression and indicative of the treasures within.

To the left are parking spaces for two cars (or three small vehicles) to park comfortably. These spaces belong to the cottage, with views over the mill pond and gated access down to the garden at the rear. We will enter the home through the right-hand front door - it is solid timber with a blown glass panel and amusing fist-shaped iron knocker.

### Entrance Hallway



This lovely entrance to the home is a wide space with high ceiling and flagstone floor. The ornate brick fireplace on the right has a grate and stone lintel. It is only used for display now and has a pine mantelpiece. To the right, the bottom half of the wall is wood-paneled and there is space for coat hooks above. There is an electric panel heater, ceiling light fitting, meter cupboard and space for a sideboard. The open staircase on the left has a balustrade with decorative spindles - and there are matching beveled timber doors to the ground floor WC and dining room.

### WC

7'2" x 2'9" (2.2 x 0.85)

This useful ground floor WC has a tiled floor, ceramic WC, ceramic pedestal sink with brass taps, ceiling light fitting and extractor fan.

### Dining Room

14'1" x 10'0" (4.3 x 3.05)



We are torn between focusing on the impressive, historic original stove or eulogising about the magnificent views through the window at the far end of the room. The views will get many more mentions, so let's champion the stove here!

This stove would have been the main source for cooking and heating - and has been maintained in pristine condition. The fireplace has a stone surround and solid oak mantelpiece. To the right is cute inset shelving. The room has a flagstone floor, beamed ceiling with light fitting and wall lights. It also has a high pine skirting board, radiator and lots of room for a large dining table, sideboard and additional seating and furniture. A paneled timber and glass door leads through to the breakfast room.

### Breakfast Room



Occupying the end of the kitchen which overlooks the pond and village, this is where the current owner spends most of their time. And we can see why - the views are simply magnificent and extend up the steep hillside of Cromford Hill to Black Rocks and Sheep's Pasture up on the High Peak Trail. We listed the home on a changeable weather day and it was wonderful to see the mist and rain rolling across the hilltop at Black Rocks and then clearing for sunshine to bathe the pond and village rooftops. It is a splendid spot to sit and watch the world go by in all seasons.

The room itself has a pine floor and fitted sideboard. The

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fireplace has a brick back, stone surround and tiled hearth, with space and power for an electric fire. All chimneys in the cottage are currently blocked but can easily be reinstated. A recessed cupboard with doors provides additional storage and the bay has a very wide tiled sill, useful for displaying photographs, etc. There is plenty of space for a breakfast table and other additional furniture. The room has a ceiling light fitting and there is an open entrance through to the kitchen and also down stairs to the lounge, snug, office and gardens.

### Kitchen

25'7" x 9'10" (7.8 x 3)



Handmade by a local kitchen firm, the country style kitchen has lots of worktop space and high and low level cabinets, including an integrated fridge, washing machine and Neff dishwasher. A beveled pine door opposite the second 'front door' of the home opens to reveal a huge pantry.

The worktop has an integral Zanussi electric hob with oven below and extractor fan above. At the front of the room is a half-glazed timber stable door and bay window with some blown glass panes.

We love the unusually-shaped corner ceramic sink and drainer with chrome mixer tap. The room includes tiled splashbacks, ceiling light fitting, pine flooring and another original fireplace that has been partially converted to become a wine rack.

### Stairs to lower ground floor

The carpeted stairs have a banister on the right and lead down from the breakfast room.

### Lounge

20'0" x 9'8" (6.1 x 2.95)

We are already running out of superlatives for this home! Fully glazed double French doors and another full-height window bring lots of natural light into this huge, long room. The glazing also means you have tremendous views out over the veranda to the pond, village and surrounding countryside. This carpeted room has an exposed brick wall on the left, with a cast iron gas fire set upon a tiled hearth. An inset long shelf and alcove provide storage space.

There is lots of room for seating and lounge furniture, whilst a large cupboard at the bottom of the stairs has lighting, shelving and power and space for a refrigerator or freezer. An exposed brick archway leads through to the snug.

### Snug

11'11" x 9'10" (3.65 x 3)



This peaceful room has a square window looking directly out to the lush pondside vegetation. The snug is carpeted and has a radiator, beamed ceiling with light fitting and a beveled timber door to the Study.

### Study

10'0" x 9'0" (3.05 x 2.75)

Currently used as a sewing room, this has stone steps from the original cottage which now serve as useful storage! The room is carpeted and has a beamed ceiling, light fitting and electric panel heater. It could easily function as a home office, play room or cinema room, amongst other uses.

### Stairs to first floor landing

Back up to the entrance hallway and, from here, carpeted stairs with a balustrade on the right lead up to the surprisingly large landing at the first floor. It is carpeted and has matching beveled timber doors with iron latches to the three bedrooms and shower room. There is a small storage cupboard on the left, two ceiling light fittings and a large loft hatch. This has a pull-down ladder and is partly boarded, together with a light and insulation. At the far end of the landing is a space-saving double-height wardrobe with sliding door.

### Bedroom One

11'1" x 6'6" (3.4 x 2)



The ingenious storage solutions on the right hand wall mean that this single bedroom has room for a wardrobe too. It is carpeted and has a ceiling light fitting.

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### Bedroom Two

13'1" x 10'2" (4 x 3.1)



A very spacious double bedroom with lots of fitted wardrobes, this bedroom has views over the millpond, village and up towards Black Rocks. The cute original fireplace is eye-catching in this carpeted room, which has a radiator and ceiling light fitting. The fitted wardrobes include an integral dressing table, so this all leaves more space within the bedroom for furniture and seating.

### Bedroom Three

13'4" x 10'2" (4.07 x 3.1)



What a room to wake up in! This has the best views in the house and the big windows let lots of natural light in too. The fitted wardrobes along the right-hand wall create lots of space for bedroom furniture in this carpeted room, which has a radiator, ceiling light fitting and original fireplace.

### Shower Room

9'2" x 6'2" (2.8 x 1.9)

The new shower room has underfloor heating beneath the modern ceramic tiles. This contemporary room has a walk-in double shower with tall reinforced glass screen, mains-fed shower and stylish tiled surround. The 'floating' ceramic sink is located beneath a mirrored cabinet and has a chrome mixer tap. The futuristic capsule WC is beside the bidet and there are two frosted double-glazed windows, a ladder-style heated towel rail, recessed ceiling spotlights and a cupboard housing the water tank.

### The Gardens

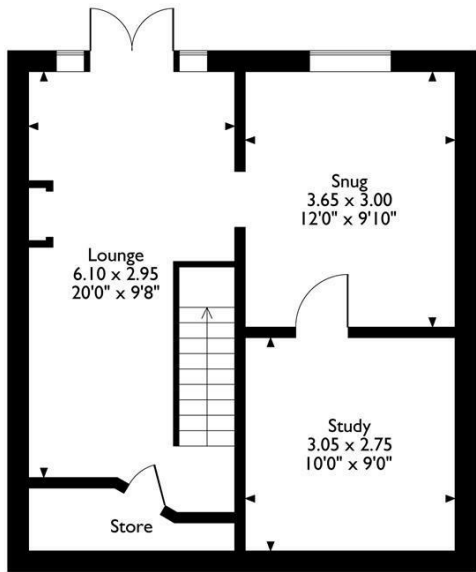
Professionally designed and maintained, these are fabulous gardens in their own right before we consider the setting! The gardens are accessed via a gate up at the off-road parking area and also along the veranda outside the lounge. A shed is positioned at the end of one parking space, providing a useful garden equipment storage space. The aforementioned veranda has a wider section on which there is plenty of space for a large outdoor dining set, so that you can gather with friends and family and drink in the views all around. A decked walkway from here and stone steps down from the car parking area both lead to a gravel path, which meanders along to the main garden and waterfront. Underneath the veranda is a timber shed providing even more storage.

There is space for seating and slightly lower down is another large patio dining area near to the pond. Over on the right is a dry stone wall, forming the boundary there. We loved feeling immersed in nature with the abundant range of natural plants and bushes all around.

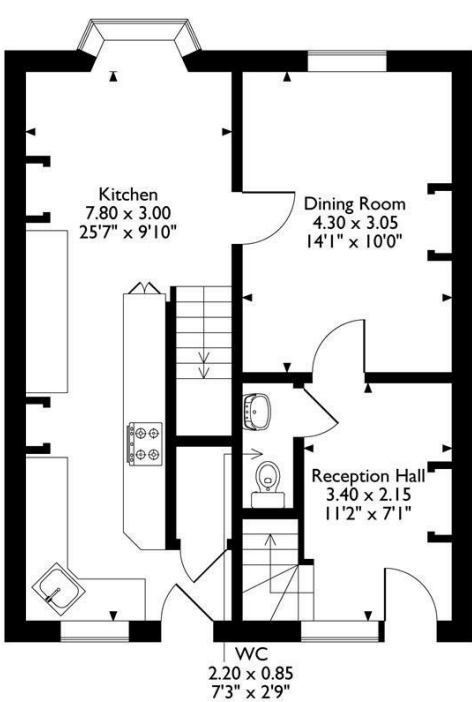
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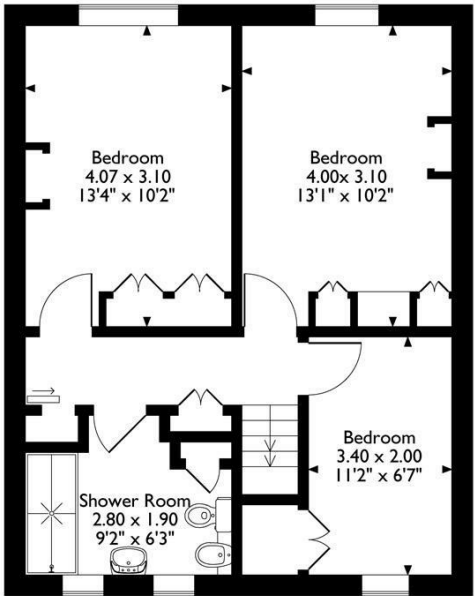
Old Millpond Cottage  
Approximate Gross Internal Area  
138 Sq M / 1485 Sq Ft



Lower Ground Floor



Ground Floor



First 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-81) B                                                       |                         |           |
| (40-60) C                                                       |                         |           |
| (21-39) D                                                       |                         |           |
| (12-20) E                                                       |                         |           |
| (5-11) F                                                        |                         |           |
| (1-4) G                                                         |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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