



The Hill, Cromford, DE4 3QU

This home is perfect for anyone seeking a traditional cottage, which has also been 'future-proofed' on the inside. Elegant and pristine, this stone-built cottage has been significantly upgraded in recent years, with the updates sympathetic to the Georgian style of this Grade II Listed home.

Amongst the improvements are a new kitchen, new bathroom, new utility room, modern boiler and smart meter. The kitchen and utility floors have been screeded, with new flooring and damp proofing. The home also has new front and back doors and a wood burner in the lounge-diner. In the rear garden, the elevated section has a new large decked area with covered pergola overhead - the perfect spot from which to enjoy the views of the hillside beyond this charming village.

On the first floor is a spacious lounge-diner, kitchen and utility room. The first floor has a double bedroom, open-plan dressing room area/study and modern shower room, whilst the entire top floor is a large double bedroom. To the rear is a pretty and well-loved rear garden with outside store.

Cromford was the birthplace of the Industrial Revolution and is a World Heritage Site. As a result, for such a small village, it has a wealth of pubs, shops, eateries and the Mill complex includes some wonderful delicatessens, gift shops, museums and activities. There are walks aplenty in all directions including along the banks of Cromford Canal and the River Derwent, whilst the High Peak Trail at the top of Cromford Hill offers off-road trails all the way up to Buxton in the north and Ashbourne to the west. Carsington Water and the market towns of Matlock and Bakewell are also within a short drive.

- Immaculate 2 bedroom cottage built in 1776
- Grade II Listed
- New garden decking and pergola
- New boiler and smart meter
- Quintessential Georgian home set across 3 storeys
- Substantial and considerate internal upgrades
- New front and back doors and wood burner
- Located in UNESCO World Heritage Centre village
- New kitchen, new bathroom and new utility room
- New screed, flooring and damp proofing

£230,000

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Front of the home

This pretty stone-built Georgian cottage occupies a prominent position on Cromford Hill. It has white timber-framed windows set within stone mullions and space in front for planters. The solid wood front door has an iron knocker, handle and letterbox and is set between stone jambs with a lintel above.

Lounge-Diner

14'9" x 13'1" (4.5 x 4)

This spacious and stylish room has a cosy feel, with space on the left for a dining table. Step through the front door onto a recessed barrier mat and your eyes are immediately drawn to the focal point of the room on the right. The new wood burner and flue is set within a large stone fireplace with brick surround and flagstone hearth. There are alcoves to each side and the deep-set window at the front demonstrates the depth of the walls. This is a temperate room all year round - not too hot in summer and nice and warm in winter. The room has a radiator, wall lights, a beamed ceiling and - beside the dining area - a fitted tall wooden cabinet with glass-fronted display doors. Stairs on the left lead to the upper floors, whilst a bevelled pine door with iron handle leads through to the kitchen.

Breakfast Kitchen

16'0" x 6'4" (4.9 x 1.95)

The new fitted kitchen has a vinyl floor, beautiful curved walls and a beamed ceiling. There is space on the left for a breakfast bar and fridge-freezer (this Hotpoint fridge-freezer may be available by separate negotiation). On the right, the worktop has several wide drawers (including contemporary deep pan drawers) below and a range of high level cabinets above. In the centre of the worktop is a Kenwood oven with four-ring gas hob and extractor fan above.

To the left, the brick fireplace is now used as an attractive log store, whilst the deep-set timber framed double-glazed window offers a glimpse of the pretty rear garden. An open entrance leads through to the utility room.

Utility Room

8'6" x 6'10" (2.6 x 2.1)

The modern utility room has plenty of additional storage and the angled L-shaped worktop has an integral modern black sink and drainer with black-and-chrome mixer tap. Above is a tall window looking out to the rear garden and a new wall-mounted Worcester boiler on the right. Beneath the worktop, the Beko dishwasher and washing machine may also be available by separate negotiation. The room has recessed spotlights, a vertical radiator and solid wooden part-glazed timber door out to the rear garden.

Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the roomy first floor landing, with stairs continuing up to the second floor. At the landing, the area at the far end is currently used as a spacious dressing room - and would also work equally well as a dedicated home office space. The landing is carpeted and has a radiator, recessed spotlights, wall light and ceiling light fitting. Bevelled pine doors with iron latches lead into a double bedroom, shower room and under-stairs cupboard.

Bedroom Two

13'1" x 11'7" (4 x 3.55)

This L-shaped room opens out to the left, with space immediately in front for a wardrobe. Beautifully presented, the room has an original iron fireplace which is now used for display. The carpeted bedroom has a radiator, wall lights and beamed ceiling.

Shower Room

8'10" x 6'6" (2.7 x 2)

The contemporary shower room has mosaic-effect vinyl flooring and a huge walk-in shower with tall reinforced glass screen. The mains-fed shower has a large rainforest shower head and standard shower attachment too. A curved ceramic sink with chrome mixer tap sits atop a sleek modern vanity unit. There is a ceramic WC with integral flush, chrome vertical heated towel rail, frosted double glazed window, recessed ceiling spotlights and an extractor fan.



Bedroom One

14'9" x 13'3" (4.5 x 4.05)

Stairs from the first floor landing with a handrail on the left lead up to this large top floor bedroom. The vaulted ceiling has exposed oak beams and there is lots of space for a double bed, desk and additional bedroom furniture. The room is carpeted and has a radiator and recessed ceiling spotlights.

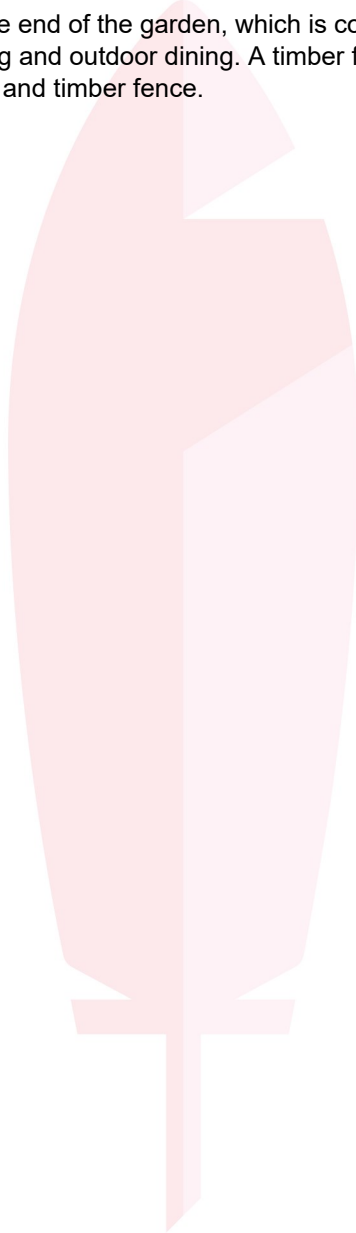
Rear Garden

With wonderful east-facing views over rooftops to the hilly countryside from the new elevated decking, this is a lovely sanctuary at the rear of the home.

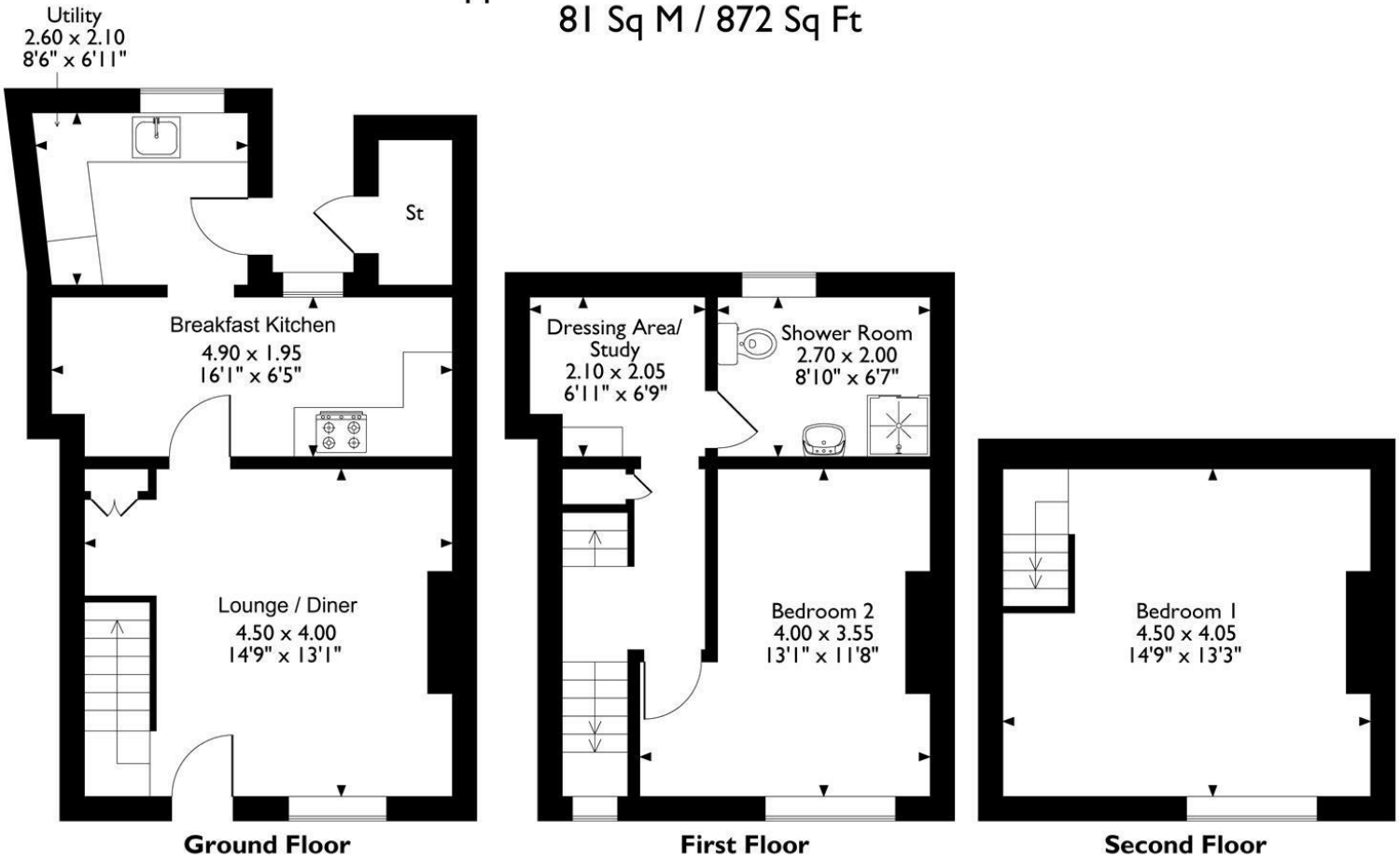
Immediately in front of the back door is a large useful brick store. There is also room at this lower level for additional storage, as well as an outside tap and outside light. Two stone steps lead up to the lawn, which has curved flower beds on each side. These are packed with well-loved colourful flowers and bushes including oriental poppies, Welsh poppies, tea roses and purple clematis. It is a gardener's paradise!

We love the new raised decking and pergola at the end of the garden, which is covered and therefore can be enjoyed in all weathers. There is plenty of space here for seating and outdoor dining. A timber fence forms the right and rear boundaries, whilst the left boundary is comprised of a dry stone wall and timber fence.

N.B. Listed property - exempt from EPC



76 The Hill
Approximate Gross Internal Area
81 Sq M / 872 Sq Ft



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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