



Chapel Hill, Cromford, DE4 3QG

With no upward chain and located at the end of a quiet lane, with footpaths leading through woodland, this stylish home has two parking spaces, great views from the dining patio and a games room/bar which is suitable for a variety of uses. The home has been modernised and updated to a high standard and includes a sleek shower room, contemporary wood burner and lots of living space - it's definitely a home suited to entertaining and socialising.

On the ground floor is a versatile reception room which is currently used as a pool room and bar. It has the potential to be a roomy home office, self-contained annexe or holiday let. On the first floor, the main entrance leads into a wonderful open-plan living area, with large kitchen to the left. On the second floor are two bedrooms and a modern shower room.

Outside, the large two-tier dining patio area has a splendid monkey puzzle tree in the centre. There is space for two vehicles to park beside the boundary wall.

Opposite the home at the end of the lane, a public footpath wends through woodland towards Bonsall and Matlock Bath. Cromford village is a UNESCO World Heritage Site and is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. 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.

- ***NO CHAIN*** - Contemporary 3 storey home
- Elevated views to hilly countryside
- Modern shower room
- Council Tax band B
- End of quiet lane adjacent to woodland
- In UNESCO World Heritage village
- Private garden with dining patio
- 2 off-road parking spaces
- High quality fixtures and fittings including new wood burner
- Underfloor heating in reception room

£265,000

Chapel Hill, , Cromford, DE4 3QG

Front of the home

This is the last house at the top of the lane, before a public footpath enters the woodland beyond. At ground level is a large reception room, which is currently a pool room and bar. On both sides of the steps leading up to the dining patio garden, there is a parking space for one vehicle each. Enter the garden through a decorative iron gate. We'll return to the garden later, with it's fantastic views towards Sheep's Pasture and Bolehill.

Enter the home through a part-glazed uPVC front door with pitched porch and overhead light.

Reception Room

23'3" x 10'11" (7.1 x 3.35)

At ground level, double fully-glazed patio doors open to reveal this versatile room. Currently set up as a sports room with solid wood bar at the far end, it has built-in seating and space for a pool table and additional seating. The room has light oak-effect laminate flooring, recessed ceiling spotlights, lots of power points and an exposed stone wall at the far end. Just outside is an external tap. This room could also be used as an additional (third) bedroom, home office, self-contained annexe or holiday let.

Open-Plan Living Room

27'2" x 11'9" (8.3 x 3.6)

Stepping through the front door, this room opens out to the left and right. To the right, the living area has a wide rectangular south-west facing bay window - a great spot from which to enjoy the tree-filled views outside. The focal point is the large new wood burner and flue, which is set upon a curved stone hearth with brick surround. This part of the room has recessed ceiling spotlights and a contemporary slate grey radiator, stylish wall lights and a light oak-effect laminate floor.

This flooring flows seamlessly through to the dining area, where there is room for a 4-6 seater dining table and other furniture. In the dining area, there is a wide north-west facing window, recessed spotlights, an under-stairs cupboard and small meter cupboard. The staircase has a banister with decorative spindles and leads up to the second floor. Around the curved wall is a hand-made space saver sliding solid pine door through to the kitchen.

Kitchen

13'7" x 8'10" (4.15 x 2.7)

The spacious kitchen has a tiled floor, lots of storage and plenty of room at the end for an American-style fridge-freezer and other furniture. To the left is a worktop with tiled splashbacks, high and low cabinets and drawers including a full-height storage cabinet at the end. An integral Hotpoint electric oven and hob has an extractor fan above.

Over to the right, there is space and plumbing below the worktop for a dishwasher and washing machine. There are more cabinets and an inset stainless steel 1.5 sink and drainer with swan neck chrome mixer tap. The room also has a tall south-east facing window and two ceiling light fittings.

Stairs to second floor landing

Carpeted stairs with a wooden balustrade and decorative spindles on the right lead up to the second floor landing. At the landing, there is a window on the left, space for seating or storage and, overhead, a ceiling light fitting and exposed oak beam. Matching panelled doors lead into the two bedrooms and shower room.

Bedroom One

12'3" x 8'6" (3.75 x 2.6)

This double bedroom has views directly out to the high branches of the monkey puzzle tree. Exposed pine floorboards and an oak beam add to the natural feel. The room also has a contemporary slate-grey radiator, ceiling light fitting and over-stairs cupboard with light.

Bedroom Two

12'1" x 8'6" (3.7 x 2.6)

Currently a very stylish dressing room with funky feature wallpaper on two walls, this bedroom could also be a home office or nursery. There is a window overlooking the garden, pine floorboards, a ceiling light fitting and another oak beam.



Shower Room

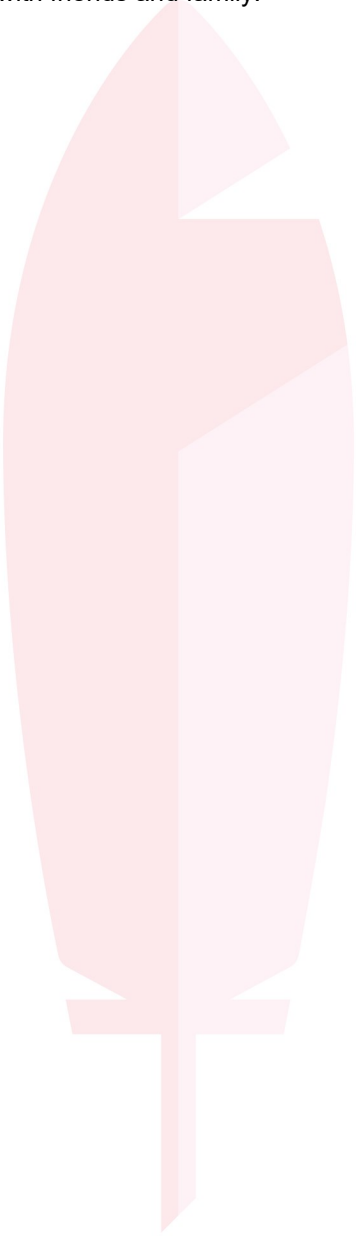
8'0" x 5'6" (2.45 x 1.7)

This sleek modern room has a large walk-in shower with tall reinforced glass screen and modern easy-clean walls. The mains-fed shower has a rainforest shower head and standard shower attachment. A ceramic bowl sink with contemporary chrome mixer tap sits atop a solid wood vanity unit with chrome handles. There is a ceramic WC with integral flush, light oak veneer floor, slate grey vertical heated towel rail, deep-set window, ceiling light fitting and extractor fan.

Garden

With the fantastic huge monkey puzzle tree as the centrepiece, the garden is at upper tree height and was filled with the sound of birdsong when we visited. The two tiered garden has a seating area and log store at the lower level, with plenty of room for seating and dining on the upper tier. From here, you have splendid views across to Sheep's Pasture and Bolehill to the south, where the High Peak Trail crosses above Cromford on the way up to Buxton, over 20 miles north.

There are neat planted borders, a modern brick wall at the front and, at the far end and rear, timber fencing and a threshing fence. It is a wonderful, peaceful space in which to relax with friends and family.



28 Chapel Hill
Approximate Gross Internal Area
92 Sq M / 990 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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