



Water Lane, Cromford, DE4 3QH

£365,000

It is a rare treat to find such a stylish, spacious home in this popular village. Beautifully decorated, this home has an easy-maintenance elevated garden and versatile rooms throughout.

Located on the corner of Scarthin and Water Lane, this distinctive red brick home has a reception room, utility, WC and large store room on the ground floor.

On the first floor is an elegant sitting room, modern kitchen, spacious dining room, large double bedroom and frankly enormous bathroom! The large open landing on the second floor could be a study or hobby room and has been used as a fourth bedroom for many years by the current owners. Two further double bedrooms complete the top floor.

An easy-maintenance elevated garden has uninterrupted views over Cromford rooftops towards Sheep's Pasture and Black Rocks on the High Peak Trail.

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

This substantial three storey red brick home occupies a prominent position on the corner of Water Lane and Scarthin. The tall dry stone wall on the left has the elevated garden above at first floor level. Enter the home through a half-glazed composite front door, which has a letterbox, light to the right and hanging basket brackets on the left.

Reception Room

15'1" x 13'1" (4.6 x 4)

This versatile room has a fantastic large stone fireplace with possibly the biggest wood burner we've ever seen! With a large flue and sat upon a stone hearth, it emits heat very effectively up and around the home. The room has oak-effect vinyl flooring, a high ceiling with light fitting, radiator and a fitted cupboard with shelving. Natural light pours in through the tall south-facing window. This room could be a reception room, study, playroom, games room or large entrance lobby - with lots of space to store boots and coats after you've been out exploring this historic village and beautiful countryside.

Modern Mexicana doors lead into the utility and store room, whilst an open staircase leads up to the first floor.

Utility/WC

7'4" x 5'4" (2.24m x 1.63m)

With a tiled floor, this room has a worktop on the right incorporating a stainless steel sink and drainer with chrome mixer tap. This is located beneath an internal window looking through to the store room. Below the worktop are cabinets and space and plumbing for a washing machine. On the right is a wall-mounted modern digital Worcester boiler. In the corner is a ceramic WC with integrated flush and the room has a ceiling light fitting.

Store Room

10'7" x 10'0" (3.25 x 3.05)

Featuring a separate front door - useful for bringing in bicycles, etc - this store room has a door through to steps leading up to the garden. An old fireplace with wood burner sits in the chimney breast. There is also a modern vertical radiator and recessed ceiling spotlights.

Sitting Room

17'0" x 13'1" (5.2 x 4)

This elegant trapezium-shaped room is bathed in natural light from the two large south-facing windows. It's another room with a large fireplace - this has a solid wood burner and tiled hearth. The alcove to the left has fitted shelving and space for a wall-mounted TV, with log store below. The lush deep carpet, stylish decor and chandelier light fitting create a soothing, graceful feel. The room has stripped pine tall skirting boards, a beveled door to the bathroom and staircase up to the second floor, whilst an open entrance leads through to the kitchen and beyond.

Kitchen

19'10" x 8'10" (6.05 x 2.7)

A high quality kitchen in exceptional condition, this has a large number of contemporary cabinets with funky chrome handles. It is another light and airy room thanks to the tall south-facing window at one end, together with light coming through from the dining room.

Entering from the sitting room, to the right is a modern tall radiator. On the left are lots of cabinets and worktop space, including a full-height pull-out cupboard and full-height integrated Bosch fridge-freezer. Further along is a double chest-height AEG oven with additional combi-microwave oven. The integral AEG five ring gas hob has a brushed chrome extractor fan above.

Opposite is an even longer, larger worktop which includes a breakfast bar with two stools beneath. The modern slate grey 1.5 sink and drainer has a matching mixer tap. Included within the large number of high and low cabinets is a Bosch dishwasher. The kitchen has recessed ceiling spotlights and an oak veneer floor.

Dining Room

18'4" x 10'4" (5.6 x 3.15)

Ascend two steps from the kitchen into this spacious and sunny dining room, with double patio doors out to the garden. There is plenty of room for a 6-8 seater dining table, sideboard, seating and additional furniture. The room has wall lights, a ceiling light fitting and flooring which matches the kitchen.

Bedroom One

19'10" x 9'10" (6.05 x 3)

A long rectangular room with views up towards Black Rocks and the High Peak Trail, there is room aplenty for a king size bed and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.

Bathroom

15'10" x 7'2" (4.85 x 2.2)

Situated off the sitting room, this cavernous bathroom has a huge sunken bath, semi-circular shower cubicle and wide vanity unit. The contemporary angular, rectangular bath has a central chrome mixer tap which means you can fully stretch out and relax. At each end are lots of tiled shelving spaces for toiletries, candles and perhaps a little beverage. The shower cubicle stands neatly between two tall south-facing windows which means the bathroom gets lots of natural light too. The mains-fed shower has a rainforest shower head and tiled surround.

A wide vanity unit has a cupboard beneath the ornate ceramic sink with chrome mixer tap. To the left is a ceramic WC. The bathroom also includes a tall modern white radiator, a vertical heated towel rail, recessed spotlights, extractor fan and tiled walls.

Stairs to second floor landing

Carpeted stairs lead from the sitting room up to the second floor. They have a handrail on the left and recessed spotlights above.

Study

14'3" x 13'10" (4.35 x 4.22)

With an oak veneer floor, this versatile room has been used for several years as a double bedroom, as you can see from the photographs. It could also be any combination of a home office, hobby room, occasional guest room or play room. The room has a south-facing window, recessed ceiling spotlights and a radiator.

Bedroom Two

15'10" x 11'9" (4.85 x 3.6)

Accessed from the study through a beveled pine door with iron latch, descend two steps onto the carpeted floor. This room has two south-facing windows and room for a bed, desk and other furniture. The room has recessed spotlights and a radiator.

Bedroom Three

19'10" x 19'0" (6.05 x 5.8)

The enormous third bedroom has two south-facing Velux windows and one north-facing Velux. The carpeted room has a ceiling light fitting, two radiators and space for a bed, desk/dressing table and lots more furniture. There is lots of space to store items under the eaves.

Garden

We adore this space and setting. Located high above street level, from here you have uninterrupted views across to the hillside leading up to the High Peak Trail. The garden is primarily block-paved and has lots of room for seating and barbecues. It's also perfect for outdoor dining, being beside the dining room and, beyond, the kitchen.

The garden has decorative iron railings and a tall dry stone wall at the side and end. On the left, the large raised flower bed has a Japanese camellia tree and veronica plant. There is an outside light and hanging basket brackets.

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		
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