



## The Hill, Cromford Matlock, DE4 3QR

With no upward chain, vacant possession and a wealth of quality recent upgrades in 2025, this is a perfect starter home. Representing exceptional value for money, the home has new timber-framed windows, a bespoke handmade front door, new carpets and flooring, a garden and shed.

Set back from Cromford Hill in a lovely neighbourhood of four similar cottages, the home has a sitting room and kitchen on the ground floor. Upstairs is a spacious double bedroom, bathroom and separate WC. There are panoramic views over village rooftops from the bedroom. To the front, the rectangular garden includes a large shed.

Cromford village is a 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.

- Council Tax Band A
- New timber-framed windows 2025
- New handmade bespoke wooden front door 2025
- New carpets and flooring 2025
- Beautiful 1 bedroom cottage with lawned garden
- Set back off Cromford Hill
- No upward chain
- Vacant possession
- Located in UNESCO World Heritage Site village
- Garden shed included

**£155,000**

# The Hill, Cromford, Matlock, DE4 3QR

## Front of the home

A path from The Hill leads in front of this pretty row of stone-built cottages. To the right are the gardens, which stretch out in front of each cottage. The beautiful stone facade includes the new timber-framed windows and bespoke front door.

## Sitting Room

11'3" x 11'1" (3.45 x 3.4)

With a new carpet fitted during 2025, this room has a high ceiling with oak beams, a fireplace and east-facing window. The wide sill demonstrates the thickness of the walls, which provide good insulation in winter and keep the cottage nice and cool in summer. The fireplace has a coal-effect gas fire with tiled hearth, marble surround and ornate wooden mantelpiece. The room has skirting boards, wall lights and a meter cupboard. A door leads through to the kitchen.

## Kitchen

11'3" x 6'0" (3.45 x 1.85)

With a new light oak-effect vinyl floor, cute deep-set window and strip lighting. The L-shaped main worktop has tiled splashbacks and a good number of high and low level cabinets and drawers. There is an inset 1.5 stainless steel sink and drainer with chrome mixer tap. The separate smaller worktop has an open storage space below. There is an under-stairs cupboard and carpeted stairs to the first floor.

## Stairs to first floor landing

Carpeted stairs with a handrail on the left curve up to the first floor landing. At this level there is a ceiling light fitting, loft hatch and doors into the bedroom, bathroom and WC.

## Bedroom

11'3" x 11'1" (3.45 x 3.4)

With wonderful east-facing views through the distinctive new timber-framed windows - which open out from the centre and really frame those views - this is a spacious double bedroom. It has a high ceiling with light fitting and exposed wooden floorboards.

## Bathroom

6'2" x 5'6" (1.9 x 1.7)

The bathroom has a laminate floor and high ceiling with light fitting. The modern bathroom has a bath with chrome mixer tap and a vanity unit with curved ceramic sink with chrome mixer tap. There is a wall-mounted mirrored cabinet, cupboard with shelving and the water tank and a deep-set frosted double glazed window.

## WC

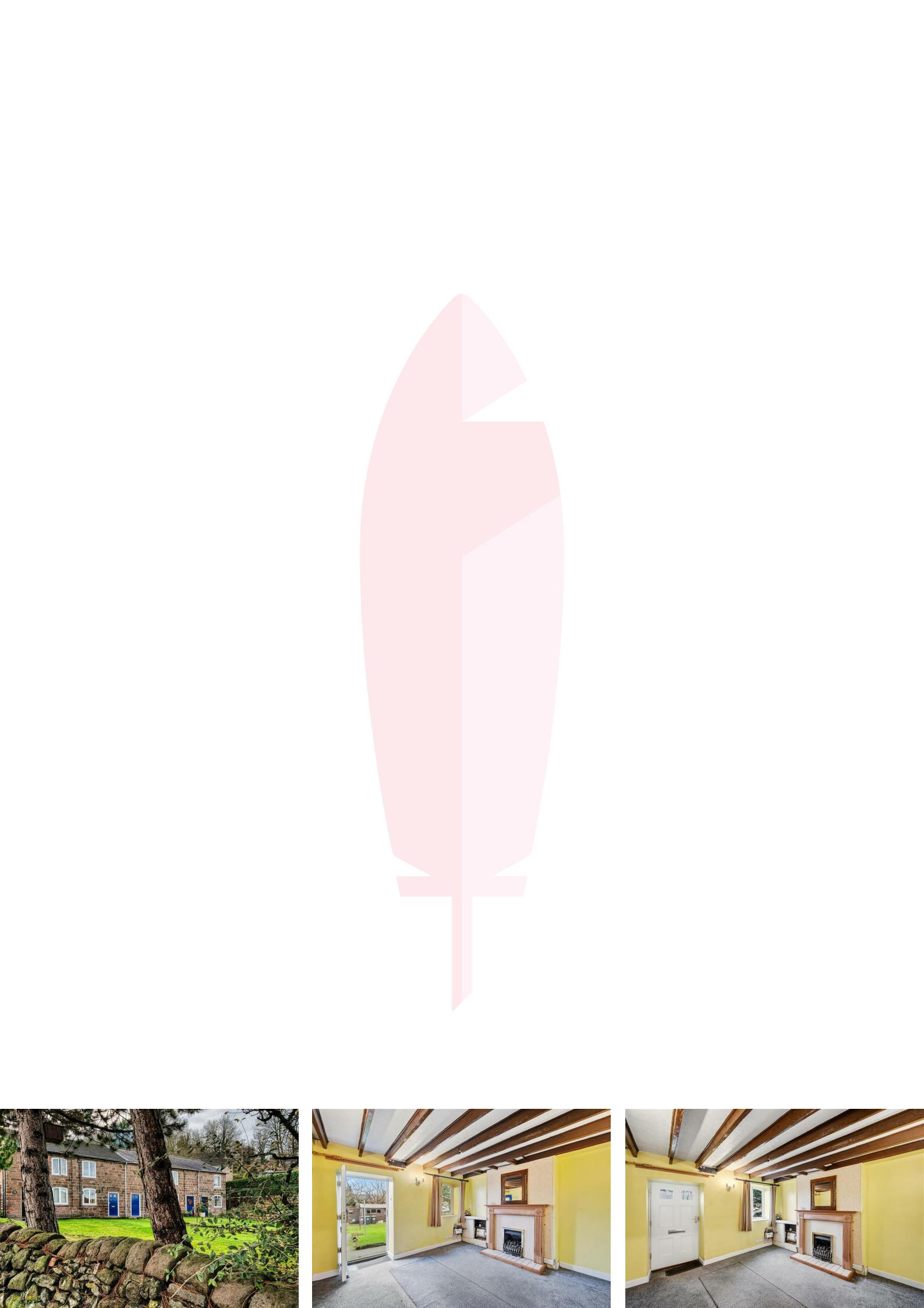
3'7" x 2'11" (1.1 x 0.89)

The separate room has a laminate floor, capsule ceramic WC, new wall tiles and a ceiling light fitting.

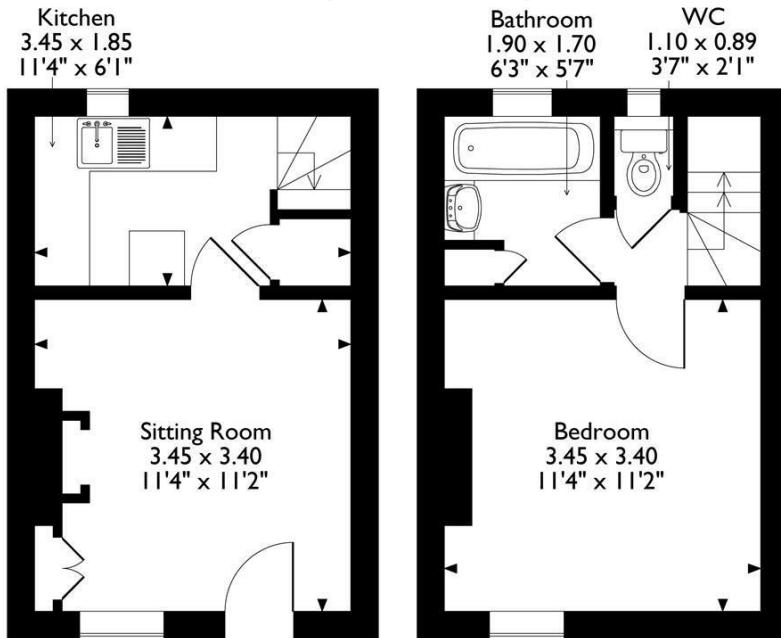
## Garden

The long rectangular garden is a blank canvas, with a neat lawn and shared paths each side denoted by the stone borders. There is a patio area in front of the shed. The garden faces east and south, so gets the sun all day long. The shed has an extra side storage unit attached.





**48 The Hill**  
**Approximate Gross Internal Area**  
**37 Sq M / 398 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
 REGISTERED IN ENGLAND, COMPANY NUMBER: 11836315