



THE HILL
Cromford, DE4 3QL
£450,000

An exceptionally spacious, detached family bungalow offering three bedrooms, good-sized dining kitchen, spacious sitting room, and family bathroom with separate WC. The property is set over approx. 1.39 acres and large well-maintained gardens to the front and rear, with off-road parking provided via a long driveway suitable for several vehicles and a double garage. The property has potential for redevelopment, subject to planning permission, to take best advantage of the location and views across the Derwent Valley.

Cromford is a small village with a lot of historical interest being the site of the first successful water-powered cotton mill in the country. The village grew up around the mill the majority of the houses being built by the mill owner Richard Arkwright (founder of the English sewing Cotton Company). Today the village is part of the Valley Mills World Heritage Site and offers good local amenities with easy access to the nearby towns of Wirksworth (1.8 miles), Matlock (2.6 miles) and Belper (7.8 miles) and is within commuting distance of Derby and Nottingham and having easy access to the M1 Motorway via the A38 trunk road. There is a branch line train station with a regular service to Derby and Nottingham.



Entering the property via a half glazed decorative glass panelled door which opens to:

ENTRANCE DOOR 0.93m x 0.88m

With a panelled entrance door with obscured glass which opens to:

ENTRANCE HALLWAY 5.26m x 2.11m and 3.15m x 0.93m maximum measurements

Having front aspect UPVC double glazed windows, herringbone parquet flooring, fitted cupboards providing storage space, central heating radiator with thermostatic valve, telephone point, a door opening to a good-sized STORAGE CUPBOARD 1.05m x 0.46m and further doors opening to:



SITTING ROOM 4.54m x 4.24m

With dual aspect UPVC double glazed picture windows providing exceptional far-reaching views over the village to the surrounding wooded hills, a fine feature fireplace with stone surround and quarry tile hearth housing a living flame gas fire, fitted shelving and cupboard providing storage space. There is a fitted serving hatch to the kitchen, and multiple television aerial points.

BEDROOM ONE 3.94m x 3.65m

With dual aspect UPVC double glazed windows, providing superb far-reaching views over the surrounding fields. Heating is provided via a wall mounted radiator fitted with a thermostatic valve.



BEDROOM TWO 3.19m x 2.09

Having a side aspect UPVC double glazed window overlooking the drive. The room has a fitted cupboard with shelving providing storage space, and a central heating radiator with thermostatic valve.

BEDROOM THREE 3.95m x 3.64m measured into the wardrobe

With rear aspect UPVC double glazed windows overlooking the garden, surrounding fields, and woodland. There are fitted wardrobes providing hanging space and storage shelving, and heating is via a central heating radiator with thermostatic valve.



BATHROOM 2.72m x 1.84m

With a rear aspect UPVC double glazed window with obscured glass. A partially tiled room having suite with panel bath with thermostatic shower over with handheld shower spray, pedestal wash hand basin, and fitted cupboards with slatted linen shelving, providing storage space and housing a hot water cylinder and the Alpha boiler which provides central heating to the property.

SEPARATE WC 1.65m x 0.80m

Having a rear aspect UPVC double glazed window with obscured glass, and a low-level WC.

DINING KITCHEN 6.77m x 2.71m maximum measurements

With dual aspect UPVC double glazed windows, half glazed panelled stable door to the rear of the property and ceramic tiles to the floor. The kitchen is fitted with a range of cupboards and drawers set beneath a worksurface with matching upstand, fitted between the worksurface is a gas AGA with two ovens, and provides hot water to the property. There are further wall mounted cupboards providing storage space. Fitted within the worksurface is a two-bowl stainless sink with mixer tap. Beneath the worksurface is space and connection for a washing machine. There is further space and connection for other white goods such as a fridge or freezer, and a serving hatch to the sitting room. The dining area has ample space for dining furniture, and a central heating radiator with thermostatic valve, which provides heat in addition to the AGA.

From the dining kitchen, a stable door opens to:

CONSERVATORY 3.03m x 2.30m

With triple aspect powder coated aluminium framed single glazed windows and sliding glazed doors opening onto the patio.

OUTSIDE

The property is accessed via a long driveway suitable for several vehicles leading to the front and side of the property and providing access to the DOUBLE GARAGE 4.96m x 2.70m each garage with two up and over vehicular access doors and a side access personnel door. The enclosed front garden, laid to lawn, runs along the side of the property encapsulating it in the middle of the plot, and bordering the driveway. To the rear of the property is an exceptionally spacious area of garden laid to lawn, adorned with mature trees and bushes, small rockeries with ornamental shrubs and flowering plants, and a decorative paved area with ample space for garden furniture, surrounding a pond. Sited within the garden are two sheds. At the back of the garden is a well-maintained area of rockery with well-kept bushes, shrubs, and trees, beside which is a separate access gate leading to the rear of the property from the main road. The garden continues to a secondary spacious area of paddock enclosed by a stone wall.

There is outside lighting and water supply.



SERVICES AND GENERAL INFORMATION


Electric and gas services are connected to the property. Drainage is by way of a private system. There is a fenced-off public footpath running along the right-hand boundary of the property.

TENURE Freehold

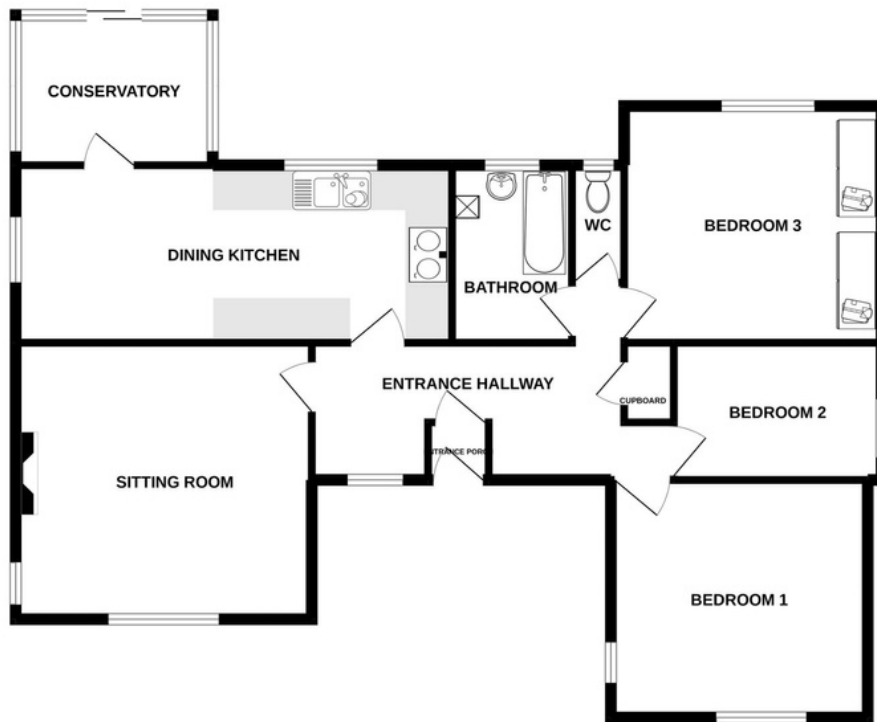
COUNCIL TAX BAND (Correct at time of publication) E

DIRECTIONS

Leaving Matlock along the A6 towards Derby, passing through Matlock Bath, at the traffic lights turn right into Cromford village, and continue up Cromford Hill for just over half a mile, where the property can be found before the top of the hill on the left-hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

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