



6 MOUNT PLEASANT

Scarthin, Cromford, DE4 3QF

Offers over £230,000

A delightful and characterful stone-built mid-row period property with a date stone of 1842, ideally located in an elevated position with commanding views over the village of Cromford and the surrounding open countryside. The accommodation is set over three floors and offers: two bedrooms; family bathroom; living room; and kitchen, with a boot room / utility room off. To the rear of the property there are pleasant terraced gardens. To the front of the property is a small forecourt garden, taking advantage of the superb view, and adjacent to the property is a further area of garden.

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 stable-style entrance door which opens to:

LIVING ROOM

With front-aspect double-glazed casement windows enjoying pleasant views over the village to the wooded hills beyond. The room has a fine feature fireplace with a dressed gritstone surround and heavy exposed stone lintel, with a raised hearth housing a Clearview multifuel stove. To the side of the chimney breast are original built-in pot cupboards. The room has a central heating radiator with thermostatic valve, a telephone point with internet connection, and television aerial point. A door opening leads to:

KITCHEN

Having a rear-aspect borrowed-light window and staircase rising to the upper floor accommodation. The kitchen is fitted with a good range of units in an oak finish with cupboards and drawers set beneath a worksurface and wall mounted storage cupboards. Set within the kitchen worksurface is a porcelain sink with mixer tap, and a four-ring Neff ceramic hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is a space for an under-counter fridge, and there is an integral slimline dishwasher. A half-glazed door opens to:

UTILITY/BOOT ROOM

Being built into the rock face and having a glazed roof and quarry tile floor. There is space and connection for an automatic washing machine, and space for further white goods if required.

From the kitchen, a quarter-turn staircase rises to:



FIRST FLOOR LANDING

Having a unique spoked wheel balustrade and batten doors with thumb latches open to:

BEDROOM ONE

Having front-aspect double-glazed casement windows, with views over the village towards Black Rocks. The room has broad original exposed pine floorboards and a central heating radiator with thermostatic valve.

FAMILY BATHROOM

With a rear-aspect UPVC double-glazed window with obscured glass. Suite comprises: panelled bath with Triton electric shower over; pedestal wash hand basin; and close-coupled WC. There is a linen cupboard with slatted storage shelving. The room has a ladder-style towel radiator.



From the landing, a half-glazed UPVC entrance door opens onto the gardens to the rear of the property. An open-tread staircase rises to:

BEDROOM TWO

Built into the shape of the roof with a front-aspect Velux rooflight window overlooking the village, and a rear-aspect UPVC double-glazed dormer window overlooking the gardens. The room has a central heating radiator and a built-in storage cupboard housing the combination gas-fired boiler, which provides hot water and central heating to the property. There is an open-fronted eave storage space with a hanging rail.



OUTSIDE

The property is approached on foot via a steep winding pathway which lead from Scarthin. To the front of the property is an area of garden laid to lawn overlooking the village and with views to the wooded hills beyond. To the rear of the property is an enclosed terraced garden surrounded by mature trees, enjoying views over the rooftops to the village and beyond. Adjacent to the property is a good-sized area of extra garden, with a timber garden shed, aluminium greenhouse, plum tree, and grapevine. This area is ideal for growing vegetables, or as a further sitting-out space.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'A'

DIRECTIONS

Leaving Matlock along the A6 towards Derby, passing through Matlock Bath, at the traffic lights turn right into Cromford village, then immediately right into Scarthin, a pathway on the right-hand side leads to Mount Pleasant. Follow the path up the hill to the top where the property can be found on the right hand side.



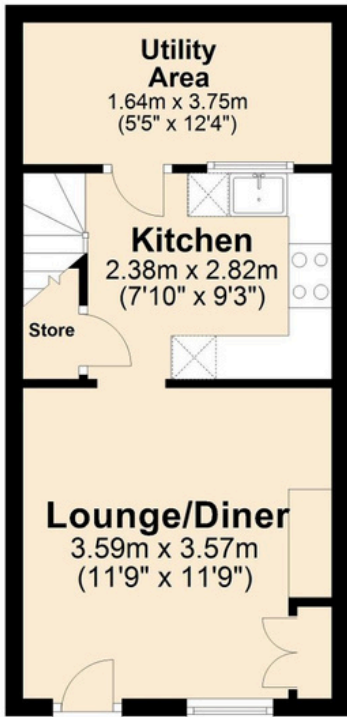
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





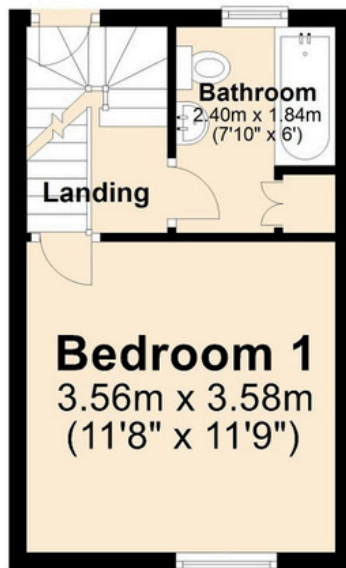
Ground Floor

Approx. 28.2 sq. metres (303.3 sq. feet)



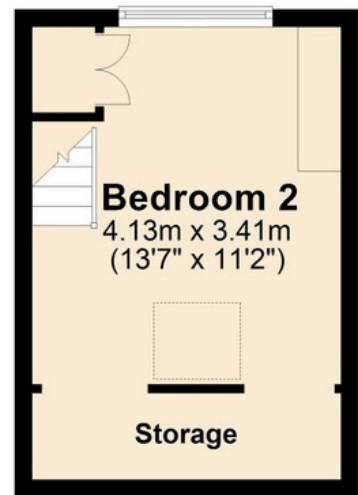
First Floor

Approx. 21.7 sq. metres (233.6 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.9 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

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.