



GRANT'S
OF DERBYSHIRE

116 The Hill, Cromford DE4 3QU
Offers Around £215,000

This very well presented, stone built, two bedroom cottage, in the historic and popular village of Cromford, is now available For Sale. There are two reception rooms, a recently fitted handmade kitchen and a stunning bathroom. Materials used include natural limestone flooring, oak worktops and shelving, plaster appropriate for the building and paints from Farrow and Ball and Little Greene. The property has been fully rewired and replumbed, has gas central heating throughout, and new, double glazed windows. Outside there is off road parking, a rear courtyard and an enclosed gravel garden with two stone outbuildings. This property would make a perfect home for a first time buyer and is also a great buy to let property which currently has an excellent sitting tenant. Viewing highly recommended.



Location

The cottage is set on the hill above the village of Cromford, which is a popular local centre with shops, cafes and pubs, and a primary school. Nearby towns such as Wirksworth, Matlock and Ashbourne offer further facilities, and the bustling small city of Derby is just half an hour away by car. Cromford has a railway station and is well connected to the main road network by the A6. The village is part of a UNESCO World Heritage Site set in the rolling green Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water, which offers watersports and wildlife watching. There are lovely walks from the doorstep here too, with a network of footpaths linking up with the nearby High Peak Trail.

Ground Floor

From the rear courtyard, a part glazed wooden door opens into the

Kitchen 7'3" x 7'0" (2.23m x 2.14m)

Fitted with handmade pine units with solid oak worktops, the kitchen has a good amount of workspace and storage. There is a deep butlers sink with mixer tap, and space and connections for electric cooker, under counter fridge and washing machine. The floor is limestone tile, there are windows on two sides and inset LED lighting. An open doorway takes you through to the

Dining Room 9'6" x 7'4" max (2.91m x 2.26m max)

A lovely room with an open gritstone fireplace, alcove with built in oak shelves, and an attractive window seat. There are TV and radio aerial connections here. A ledge and brace door opens into the under stairs storage area, which is carpeted and fitted with hanging rails. Stairs go up to the first floor from this room, and another open doorway flows through to the

Sitting Room 12'2" x 11'11" max (3.72m x 3.64m max)

The professionally restored quarry tiles and large derbyshire gritstone fireplace give this room a real wow factor. There is a part glazed wooden door and a window to the front, and an alcove beside the fireplace holds more oak shelves. There are phone and TV aerial connections here.

First Floor

Landing

With doors off to two bedrooms and bathroom, and a side window offering a view of rooftops and trees. A ledge and brace door over the stairs opens to reveal a large storage cupboard with shelving. There is access to the good sized loft space here, which houses the new gas fired combi boiler and has potential for conversion subject to permissions.

Bedroom One 12'1" x 11'9" max (3.69m x 3.59m max)

A large double bedroom with a delightful original fireplace, and views of the surrounding hills.

Bedroom Two 7'6" x 6'9" (2.31m x 2.08m)

A charming single bedroom or study with hillside views to the rear.

Bathroom 7'4" x 6'8" (2.26m x 2.05m)

This beautiful bathroom has a free standing slipper bath as its centrepiece, with chrome ball and claw feet and pillar tap with shower attachment. There is also a large traditional style pedestal wash basin and a toilet with high cistern. There is inset LED lighting and limestone flooring. Heating is via a victorian style cast iron and chrome towel rail.

Outside

Outside the kitchen door is a small gated

courtyard, and across the path (shared with neighbouring cottages) is an enclosed gravelled garden with two stone stores, one of which houses a working WC.

Parking

The cobbled area at the front of the property provides a parking space, and more parking is available on street nearby.

Property Notes

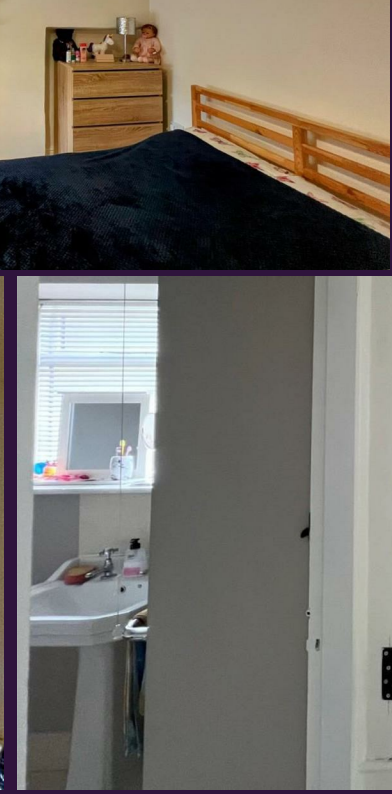
Recent renovations include new front and rear doors, new boiler, full rewire, new double glazed, wooden windows, replastering using the correct plasters, new handmade kitchen and new luxury bathroom, new carpets, installation of oak shelving in sitting and dining rooms, window seats in dining room and bedroom two, Farrow and Ball and Little Greene paints throughout, professional restoration of the quarry tiles in the sitting room, new limestone flooring in kitchen and bathroom and new carpets throughout the rest of the property. We are informed that fast broadband and 4G mobile signal are available at this location.

Council Tax

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1653 per annum.

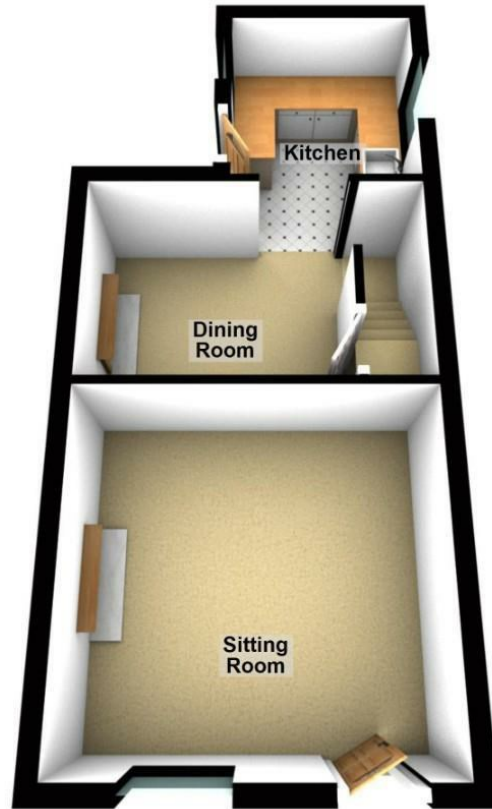
Directions

From the centre of Cromford village head up The Hill (B5036) towards Wirksworth and Derby. Look out for Addison Square on the left, and the property is shortly after this on the right, next to the single storey Old Post Office. There is a parking space at the front of the cottage. The postcode is DE4 3QU





Ground Floor



First Floor



This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

