



GRANT'S  
OF DERBYSHIRE

The Hill, Matlock DE4 3RF  
Offers In The Region Of £224,995



We are delighted to offer For Sale this, Grade II listed, three double bedroom cottage located in the heart of the popular and sought after village of Cromford. The home, arranged over three floors has a wealth of character and original features throughout. The accommodation briefly comprises; living room, dining room and kitchen. On the first floor there is a double bedroom and bathroom. On the second floor there are two good sized bedrooms. The property benefits from gas central heating and secondary glazed windows to the front aspect. Outside there is a rear garden along with two detached stone built outbuildings with light and power. Viewing highly recommended.

## Location

39 The Hill is located close to a range of local amenities within Cromford which include a primary school, post office, restaurants, public houses, church and a renowned bookshop. Matlock is located 3 miles to the north and Wirksworth 2 miles to the south, both of these towns offering a wider range of amenities including shops, schools and leisure facilities. It is within easy reach of the Peak District National Park and approximately six miles away is Carsington Water with its water sports and leisure facilities. The nearby A6 provides swift onward travel to both the north and south and Cromford has its own railway station allowing easy access to Derby and London St Pancras. The village of Cromford, a World Heritage Site, was originally developed by Sir Richard Arkwright and is one of the best preserved factory communities of the early Industrial Revolution. Much of the village has been made an Outstanding Conservation Area and many of the buildings have been listed.

## Ground Floor

### Living Room 12'5" x 11'11" (3.79 x 3.64)

A warm and welcoming reception room with secondary glazing window to the front aspect. The focal point of this room is the fireplace with raised hearth and stone lintel which house the multi-fuel burner. The room is lit by wall and ceiling lights and there is a useful under stairs space.

### Dining Room 12'5" x 9'11" (3.79 x 3.04)

With wood effect laminate flooring, this spacious dining room has ample space for a dining table and chairs. Again, the focal point of the room being the open gritstone fireplace with heavy mantel and stone surround. Windows to the rear and side aspect brings in plenty of natural light.

### Kitchen 6'11" x 6'8" (2.13 x 2.05)

With a continuation of the wood effect laminate flooring and a matching range of wall and base units with worktop over. There is an inset stainless steel sink with mixer tap over and tiled splash backs. A cupboard houses the Baxi combination boiler which was fitted in 2021. There is a window to the side aspect. and a door leads into the

### Rear Porch 6'8" x 5'3" (2.05 x 1.62)

A useful addition to the property providing extra space for muddy boots and coats. A part glazed hardwood door provides access to the rear garden.

## First Floor

From the living room, stairs rise to the first floor landing with fitted shelves. Doors lead to the bathroom and bedroom two.

### Bedroom Two 11'11" x 8'0" (3.64 x 2.44)

This is a spacious double bedroom with a secondary glazed sash window to the front aspect. There is a built-in wardrobe with hanging rail and storage cupboards above.

### Bathroom 9'9" x 5'3" (2.99 x 1.62)

This good sized bathroom with vinyl flooring and is fitted with a four piece

suite comprising low flush WC, vanity wash hand basin with cupboard beneath, paneled bath and a separate shower cubicle. The window to the rear overlooks the garden and there is a built in storage cupboard with shelving.

## Second Floor

The staircase leading up from the first floor landing reaches the

### Bedroom One 12'5" x 11'0" (3.79 x 3.37)

Another good sized double bedroom with fitted wardrobes with hanging rail and storage cupboards above. There is a single glazed sash window to the front aspect enjoying roof top views.

### Bedroom Three 11'10" x 9'7" (3.62 x 2.94)

Again, a double sized bedroom with a single glazed window to the rear aspect overlooking the garden. There is a useful over stairs storage cupboard as well as access to the loft, which is boarded.

## Outside

To the rear of the property is a pleasant courtyard area, a lovely spot to sit and relax and also provides access to the rear garden and stone outbuildings. Off lying from the cottage is a small garden with array of plants bordering and providing further space to sit and enjoy the outlook. There is also a productive polytunnel and an apple tree. Immediately to the front of the cottage is a stone paved foregarden enclosed by stone walling and timber gate with stone steps providing access to the entrance door.

## Stone Outbuildings

The first outbuilding, the former washroom for this row of cottages has power and light and could be used as a home office. There are two further outbuildings, one of which will have been a former fuel store and another an outside WC, both of which are now used as storage for gardening tools. Behind the outside WC is a small strip of land with an array of soft plants including gooseberries, blackberry and blackcurrants.

## Council Tax Information

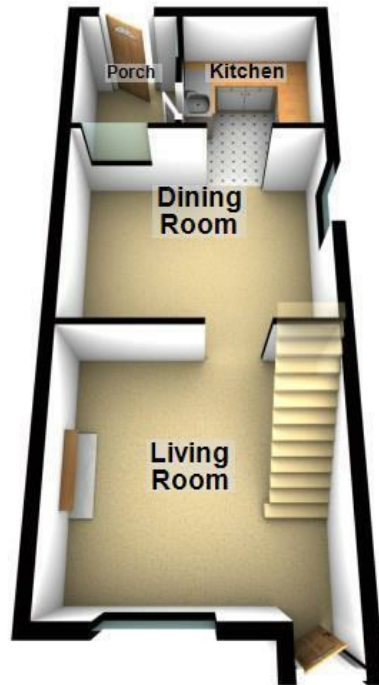
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

## Directional Notes

The approach from our Wirksworth Office in the Market Place is to continue towards Cromford via Harrison Drive, Continue up Steeple Grange passing under the bridge with the High Peak Trail and travel down Cromford Hill where the property is located towards the bottom of the hill on the right hand side, clearly denoted by our For Sale board.



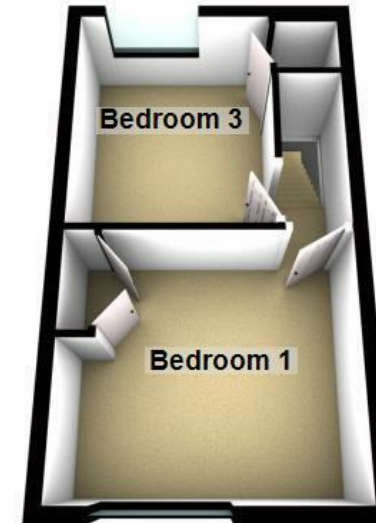
**Ground Floor**



**First Floor**



**Second 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.



