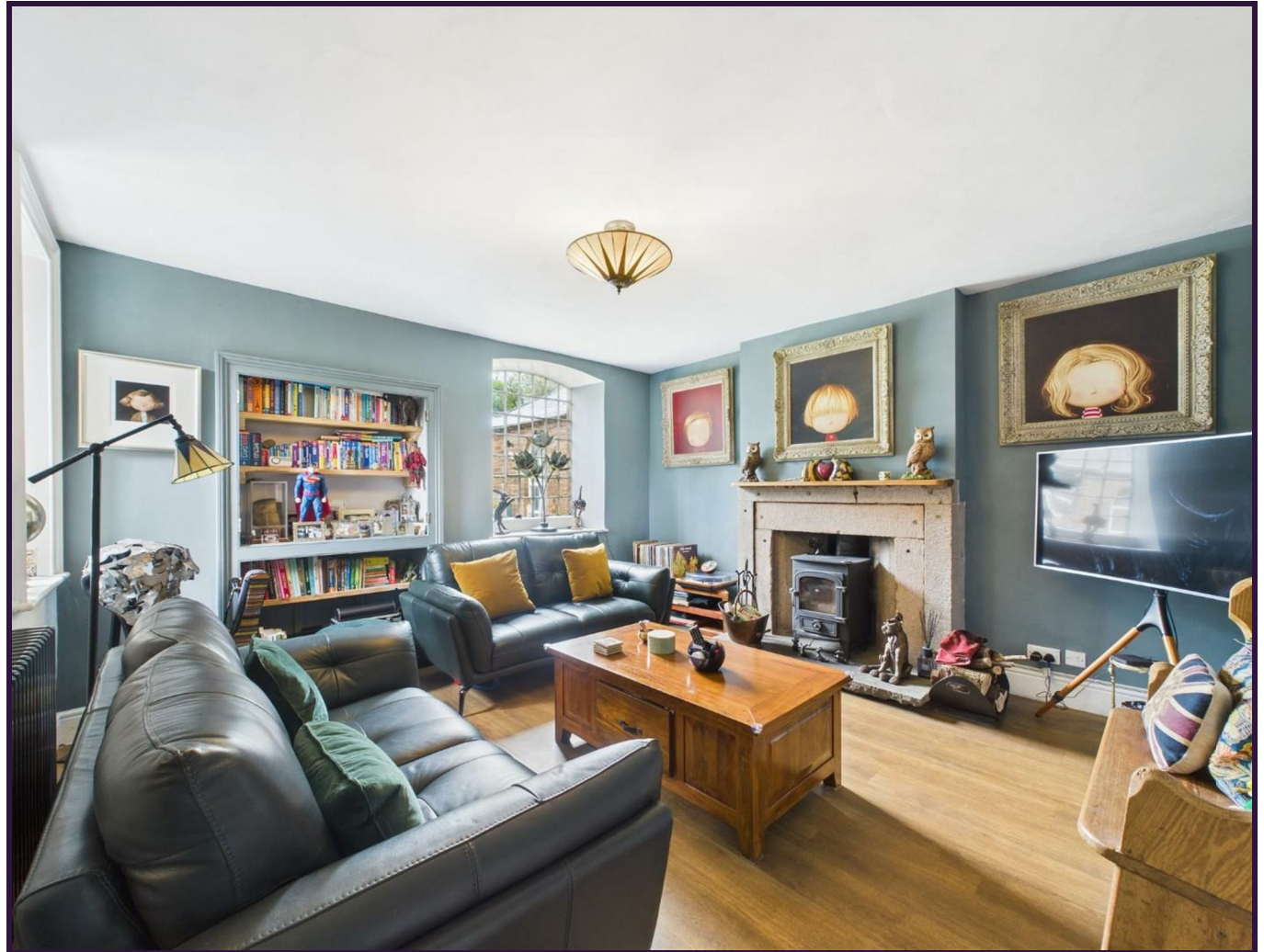




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OF DERBYSHIRE

The School House, North Street, Cromford DE4 3RG
Offers Around £329,500

Situated on the historic North Street in the heart of the sought-after village of Cromford is The School House, a charming and character-filled Grade II listed semi-detached stone property. Believed to date back to 1832, this unique home is thought to have once served as the headmaster's residence for the village school and its adjoining semi, now functioning as office space, was formerly occupied by the schoolmistress. Well presented throughout, the accommodation briefly comprises an entrance hallway, a sitting room with multi-fuel stove, a separate dining room, a kitchen, two double bedrooms and a bathroom. The current owners have carried out significant improvements, while retaining the property's period charm. Additional benefits include gas central heating and extensive, private rear gardens offering a peaceful retreat. Viewing Highly Recommended. VT Available.



Location

North Street enjoys a prime position within the historic village of Cromford, offering easy access to a range of local amenities including a primary school, post office, restaurants, traditional pubs, a church, and the renowned Scarthin Books. Just 3 miles to the north lies the town of Matlock, while Wirksworth is 2 miles to the south—both providing a broader selection of shops, schools, and leisure facilities.

Cromford is a small village with significant historical interest, being the site of the first successful water-powered cotton mill in the country. Developed in the late 18th century by Sir Richard Arkwright—founder of the English Sewing Cotton Company—the village grew around the mill, with many of the houses built by Arkwright for his workers. Today, Cromford forms part of the Derwent Valley Mills World Heritage Site and remains one of the best-preserved factory communities of the early Industrial Revolution.

Much of the village is designated as an Outstanding Conservation Area, with many buildings listed for their historical and architectural importance. Cromford is ideally placed for exploring the surrounding countryside, with the Peak District National Park nearby and Carsington Water—offering a range of water sports and leisure facilities—just six miles away. The A6 provides excellent road links north and south, while Cromford's railway station offers direct services to Derby and London St Pancras.

Accommodation

Ground Floor

To the front of the property are three stone steps leading up to the main entrance door which opens into the

Entrance Hallway 9'9" x 4'3" (2.98m x 1.32m)

Featuring original stone flag flooring and a side-facing window and providing ample space for coat hanging and shoe storage. A part-glazed panelled door leads through to the

Sitting Room 13'7" x 13'5" (4.15m x 4.09m)

A spacious and characterful reception room featuring a front aspect original cast iron Yorkshire-style window and a side aspect sliding sash window, providing excellent natural light. The room includes original recessed shelving and the beautiful stone fireplace, restored to its original condition, provides a most pleasant focal point and houses a Clearview multi-fuel stove set on a floating stone hearth. Finished with durable and attractive Karndean flooring, this is a warm and welcoming space.

An original panelled door to the rear of the room opens to the

Dining Room 9'10" x 9'4" (3.02m x 2.86m)

A character-filled dining space with marble tiled flooring and a

rear aspect sash window overlooking the yard. The focal point of the room is a striking feature fireplace with a cast iron range, complete with open grate and side ovens, set within an exposed stone surround. This is in full working order and is serviced annually. Original built-in cupboards offer useful storage, while a timber wall of broad pine planks and hand-forged blacksmith ironwork adds to the period appeal. Discreet doors within the timber wall open to the staircase and to a practical under-stairs cupboard, complete with fitted shelving and lighting.

To the rear is a part glazed door to the

Rear Hallway 13'6" x 3'2" (4.12m x 0.98m)

A practical space with a side aspect window and timber door opening to the rear garden. Wall lighting adds a warm touch, and a panelled door opens to a useful utility/storage space housing the Worcester combination boiler and having space and plumbing for a washing machine. A half-glazed stable-style door provides access to the side yard, and stone flooring enhances the character.

Through an opening is the

Kitchen 13'0" x 8'7" (3.98m x 2.63m)

This kitchen features exposed ceiling beams and original stone flag flooring. It is fitted with a range of base units topped with wooden work surfaces and complemented by stylish tiled splashbacks. The ceramic Belfast sink is located beneath the rear aspect window with exposed stone surround. There are two additional smaller windows to the front and side, both highlighting the thickness of the walls. Appliances include an integrated Bosch dishwasher, space and fittings for a gas cooker, and ample room for a large freestanding fridge freezer.

First Floor

An original batten door in the dining room opens to a three-quarter turn staircase which leads up to the

Landing

With a beautiful wooden handrail and balusters, the landing features one timber clad wall and has three doors providing access to the bedrooms and bathroom.

Bedroom One 13'3" x 12'6" (4.04m x 3.83m)

This spacious double bedroom features a front-aspect original cast iron Yorkshire-style window, offering delightful views over the school to the wooded hills and open countryside beyond. A charming original fireplace with exposed stone surround and open grate adds character, and has built-in cupboards in the recess to the left of the chimney breast. The room benefits from Karndean flooring and provides ample space for a variety of freestanding furniture."

Bedroom Two 12'11" x 12'3" (3.95m x 3.75m)

Another generously sized double bedroom, finished with

Karndean flooring and enjoying dual-aspect windows—a front-facing sash window and a side casement window set within a stone surround, offering a pleasant outlook over the garden. The room also features a charming fireplace with an exposed stone surround and open grate, adding further character.

Bathroom 9'4" x 7'8" (2.87m x 2.35m)

Fitted in 2020, this is a stylish and contemporary shower room featuring a large walk-in shower with a smart tiled surround. The thermostatic shower is equipped with both a rainfall shower head and a separate hand-held attachment. The suite also includes a dual flush WC and a pedestal wash hand basin with mixer tap. Additional features include a chrome heated towel rail, a built-in storage cupboard, and a rear-aspect casement window providing natural light and ventilation. There is also an access hatch to the lost space which is fully boarded.

Outside

To the front of the property is a good size area of garden laid to lawn with borders with mature ornamental shrubs and a fine mature yew tree. A flagged and stepped pathway leads to the main entrance and continues around the side of the property to a side yard, where a second entrance opens into the rear hallway. To the rear of the property are steps leading up to a surprisingly large garden. Fully enclosed and enjoying a good degree of privacy, this incorporates different areas including a central lawn, a number of seating areas, a delightful paved patio area and raised beds. Within the garden are two timber sheds (just one and a half years old) and a timber summerhouse which was installed in 2018. Alongside this is a cedar woodburning hot tub. The garden backs onto open fields and enjoys views up towards Black Rocks as well as having pleasant views to the north over the village to the surrounding wooded hills.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.

Directional Notes

The approach from our Wirksworth office in the Market Place is to continue towards Cromford via Harrison Drive. As you descend the hill towards Cromford Market Place, North Street is on the right hand side and The School House is located at the end of the street. Walk through the gate as directed towards the school office, turning right on the stone flagged pathway towards the property itself.







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.