



Forget Me Not Cottage, Dimple Head, Crich

Matlock

Offers in Region of £229,995



## Forget Me Not Cottage, Dimple Head

Crich, Matlock

Grant's of Derbyshire are delighted to offer For Sale this recently refurbished, two bedroom, stone-built cottage which is located in the quaint and popular village of Crich. Benefiting from gas central heating and uPVC double glazing, the accommodation briefly comprises; Sitting Room and Kitchen to the ground floor and Two Bedrooms and a Bathroom to the first floor. There's a small fore garden to the front of the property and on-road parking is available on Dimple Head and Surgery Lane. Ideal Investment Opportunity, Holiday Let or First Time Buy. No Upward Chain.

- Desirable Village Location
- Semi-Detached Period Cottage
- Two Bedrooms
- On Street Parking
- Village Amenities Close By
- Letting & Holiday Let Potential
- No Upward Chain
- Virtual Tour Available
- Viewing Highly Recommended

Council Tax band: B

Tenure: Freehold

## Ground Floor

The property is accessed via a part glazed composite door which leads directly into the

### Living Room

12' 3" x 12' 2" (3.74m x 3.71m)

A characterful room with wooden beams to the ceiling, exposed stone wall & front aspect uPVC double glazed window. There's a brick built fireplace with stone surround and hearth with a feature log burner style gas fire and a handy recess cupboard with wooden latch door. A part-glazed sliding door leads into the

### Kitchen

9' 5" x 6' 8" (2.88m x 2.02m)

With a quarry tiled floor, exposed stone wall with boarded fireplace & wooden beams to the ceiling. This room has a side aspect uPVC double glazed window with obscure glass and is fitted with a range of matching wall, base and drawer units with a solid wood worktop & stainless steel sink with mixer tap over. Integrated appliances include a Bosch four ring gas hob and an electric oven. A wooden latched door opens to an under-stairs cupboard which has space and plumbing for an automatic washing machine and provides storage space for household items. Stairs lead up to the

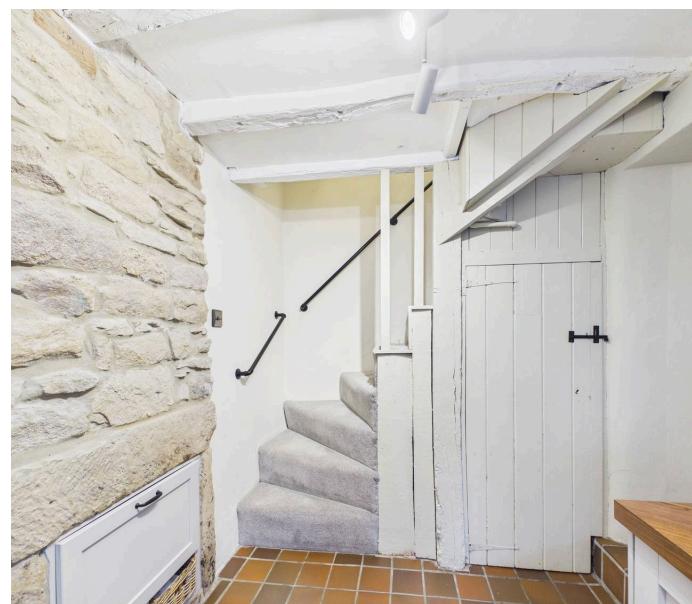
### First Floor

From here, wooden latched doors open to both bedrooms and the bathroom. An over stair cupboard house the gas combination boiler which provides the hot water and gas central heating for the home.

### Bedroom One

12' 3" x 7' 2" (3.74m x 2.19m)

A well proportioned double bedroom with a front aspect uPVC double glazed window and Victorian-style radiator.





#### Bedroom Two

9' 0" x 6' 8" (2.74m x 2.03m)

A single bedroom with a Victorian-style radiator and a side aspect upvc double glazed window with obscured glass.

#### Bathroom

9' 2" x 4' 6" (2.80m x 1.38m)

A recently renovated bathroom comprising a dual flush wc, a bath with dual head thermosatic shower over and a wall hung wash basin with storage space beneath. There is also a ladder style radiator and obscured glass window to the side aspect.

#### Garden

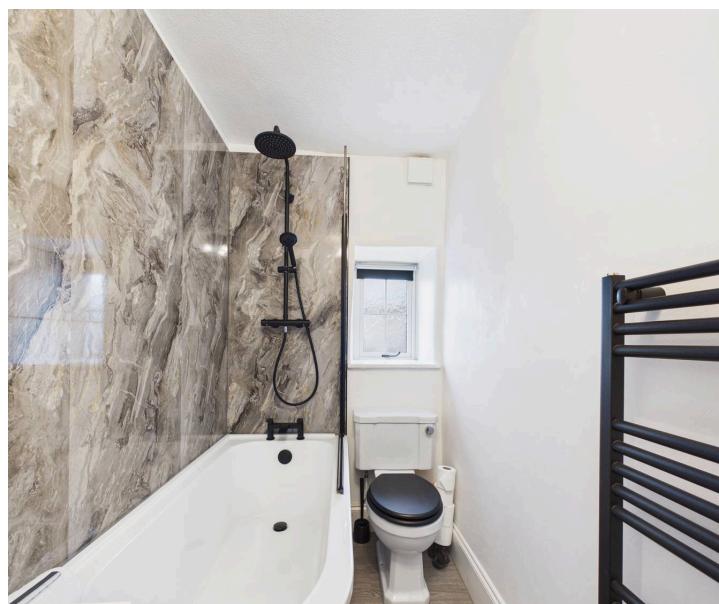
This property has a quaint fore garden enclosed by railings and mainly laid to lawn with paving slabs leading to the front door. This is an ideal spot for a small table and chairs.

#### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1781.53 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

#### Directional Notes

If entering Crich on the B5023 from Wirksworth/A6, turn right on arriving at the Market Place and right again onto 'Surgery Lane'. Follow the road for very short distance and take the first left onto the lower road of Surgery Lane. Continue until 'Surgery Lane' becomes 'Dimple Head' - on road parking is available here. The property can be found approximately 50 metres down Dimple Lane, on the right hand side as identified by our For Sale board.



#### ON STREET

1 Parking Space

On-road parking is available on Dimple Head and



Floor 0

Approximate total area<sup>(1)</sup>

40.7 m<sup>2</sup>  
439 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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