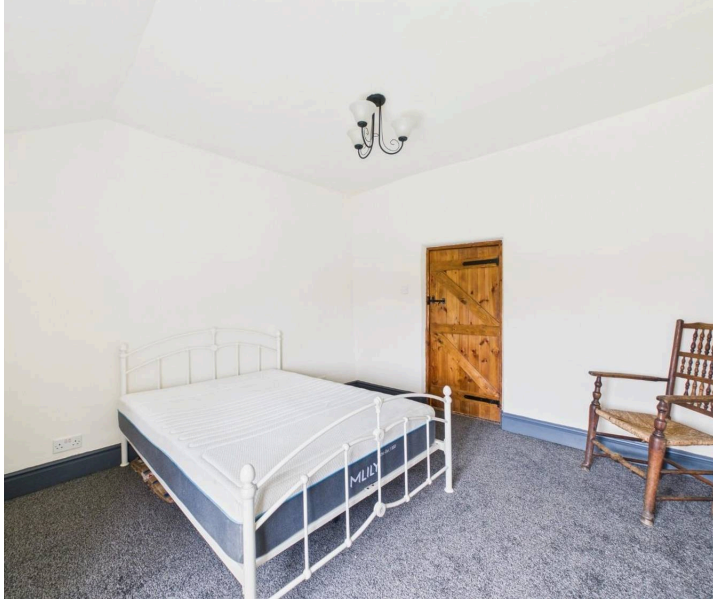


50 The Hill, Cromford - DE4 3QR

£700 pcm







50 The Hill

Cromford, Matlock, DE4 3QR

We are delighted to offer to let this charming one-bedroom terraced cottage, full of character and original features, set within a row of cottages tucked back from The Hill in the sought-after village of Cromford. The property benefits from gas central heating and comprises a welcoming sitting room with log burner, fitted kitchen, one double bedroom, and a stylish bathroom. Outside, there is a good sized lawned garden to the front, providing a lovely outdoor space with patio and timber shed. Viewing highly recommended. Virtual tour available. Available mid-late December 2026.

Council Tax band: A

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Terraced Cottage
- One Bedroom
- Full of Character
- Front Garden With Patio & Shed
- Short Walk to Cromford Village Centre
- EPC Band C
- Available Mid-Late December 2026
- Move in for Christmas







Location

This home 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

The property is accessed via the gate where a stone flagged pathway continues along the front of this row of terraced cottages until you enter number 50 by the part glazed panelled door which leads directly into the

Living room

10' 10" x 11' 4" (3.29m x 3.46m)

With exposed ceiling timbers and a stone fireplace with wood-burning stove inset. There are matching wall lights and a window to the front aspect, overlooking the garden. A latched door leads through to the kitchen.

Kitchen

8' 6" x 6' 4" (2.60m x 1.93m)

Fitted with a matching range of wall, base, and drawer units, the kitchen features a worktop with an inset stainless-steel sink. A washing machine and electric cooker are included. There is also a generously sized under-stairs storage cupboard, ideal for housing household cleaning appliances, a fridge, or additional essentials.

First floor
On arrival at the first floor landing, doors open to the bedroom and the bathroom.

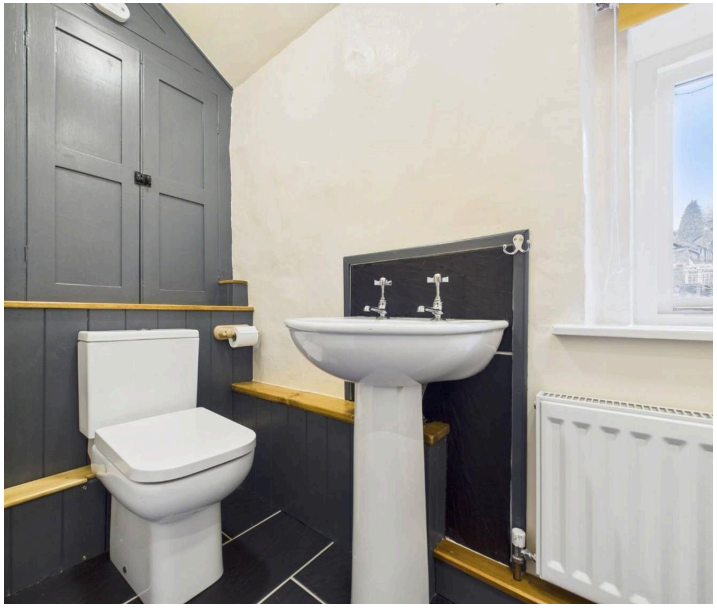
Bedroom
10' 11" x 11' 4" (3.34m x 3.46m)
A good sized double bedroom with former original stone fireplace (currently out of use). The window to the front aspect overlooks the front garden.

Bathroom
9' 0" x 6' 3" (2.74m x 1.91m)
The bathroom features a traditional white suite, including a panelled bath, pedestal sink, and low-flush WC. A rear-aspect window provides plenty of natural light.

Council Tax Information
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. 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
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 on the left hand side. (In the first instance, at your first viewing, we would recommend parking on Tor View Rise and walking back up The Hill a short distance where the gateway leading to the property can be found on the right hand side).









GARDEN

To the front of the property there is a good size lawned garden with a paved area ideal for a small table and chairs, alongside a timber shed.



Floor 0



Floor 1

Approximate total area[1]

35.9 m²

386 ft²

(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.

GRAFFE360



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All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer 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.