



## Market Place, Cromford, DE4 3RE

Located in the heart of this UNESCO World Heritage Site village, this historic home was constructed in 1776. It is rare to find a home in Cromford such as this, with parking available in front of a substantial garage and 7-tier garden packed with fruit trees. Formerly a tinsmith's, shop and tea rooms, the home has spacious rooms throughout and a lovely courtyard garden. We love the 'Bearpit' water feature beside the driveway and the panoramic rooftop views from the top of the garden. It is a splendid family home, packed with wonderful features including the parking, garage, large garden and exceptional location.

On the ground floor of this three storey home is a reception room, large dining room and kitchen. The first floor has two bedrooms (one currently used as an upstairs sitting room) and bathroom, with three further bedrooms on the top floor.

Cromford village is a World Heritage Site and is packed with tourist facilities aplenty (the historic mills, canal, pubs, restaurants and shops) and walking and cycling routes head off in all directions. Matlock Bath, Matlock, Bakewell and Buxton are all within easy reach, as is the High Peak Trail, Chatsworth House and the many delights of the Peak District.

- Prominent Arkwright home, constructed in 1776
- Former tinsmith's, shop and tea rooms
- Grade II Listed home in UNESCO World Heritage Site
- 7-tier garden packed with fruit trees and seating areas
- Original beams, parquet flooring
- Substantial garage and driveway parking for 1 vehicle
- Courtyard garden with large outbuilding store
- Programmable electric storage heaters
- Five bedrooms and spacious bathroom
- Popular village with pubs, restaurants, events, school and shops

**£350,000**

## Market Place, , Cromford, DE4 3RE

### Reception Room

14'9" x 11'11" (4.5 x 3.65)

Enter the home from the driveway at the side of the home. Large, yet cosy, this spacious room has ceiling beams and wood panelled walls with wall lights. The seating area is carpeted and is bordered by a mosaic-effect laminate floor and the room has a ceiling light fitting and wall-mounted electric heater. There is an under-stairs cupboard and large deep storage room behind. Doors lead into the kitchen and dining room, with stairs heading to the upper floors.

### Dining Room

14'1" x 14'1" (4.3 x 4.3)

This spacious room has a large bay looking out directly to the market place. Formerly a shop and tea rooms, this room is now a formal dining room with plenty of space for a large dining table and additional furniture. The room is carpeted and has a wall-mounted electric heater, wall lights, beamed ceiling and another potential main front door.

### Kitchen

14'1" x 12'11" (4.3 x 3.95)

The spacious kitchen has a quarry tiled floor, south-west facing window and stable door out to the courtyard garden. There is lots of worktop space including a central island, with a range of high and low level cabinets. Set beneath the window is a 1.5 stainless steel sink and drainer with chrome mixer tap. Beneath the worktop is space and plumbing for a washing machine and room for other appliances. The kitchen also includes tiled splashbacks, a strip light and internal window to the reception room.

### Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the hallway, with parquet flooring and ceiling light fitting. Stripped pine doors lead into two bedrooms and the family bathroom. Stairs continue up to the second floor.

### Bedroom One/Sitting Room

15'1" x 14'1" (4.6 x 4.3)

Currently used as an upstairs sitting room, this room has a large window with views out to the famous millpond and willow trees. The room is carpeted and has an open fire which - subject to being lined - could be used again. There are wall lights, an ornate Greek-style alcove, parquet flooring and ceiling rose feature.

### Bathroom

12'0" x 8'7" (3.68 x 2.62)

The spacious bathroom has timber framed sash windows and a laminate floor. The bath has a tiled surround, heritage-style taps and mains-fed shower overhead. The ornate pedestal sink has chrome taps and the matching WC has a cistern. In the corner is a large airing cupboard and the room also has a ceiling light fitting and wall-mounted electric heater.

### Bedroom Two

13'3" x 11'6" (4.05 x 3.53)

This double bedroom is currently used as a home office. With exposed oak floorboards and lovely views to the garden, this room has a fireplace with tiled hearth, ceiling light fitting and wall-mounted electric heater.

### Stairs to second floor landing

Carpeted stairs with a handrail on the right lead up to the galleried landing. There is a ceiling light fitting and doors to three further bedrooms.

### Bedroom Three

14'1" x 11'11" (4.3 x 3.65)

This large double bedroom at the front of the home has full-width, full-height fitted wardrobes all along the far wall. We adore the elevated views towards the millpond and over Scarthin up to the hillside beyond Mount Pleasant. This carpeted room has a ceiling light fitting and ceiling beams, an alcove with plenty of shelving and wall-mounted electric heater.

### Bedroom Four

12'3" x 9'0" (3.75 x 2.75)

This double bedroom is currently set up as a large single bedroom. It is carpeted and has sash windows, a wall-mounted electric heater and ceiling light fitting.



### Bedroom Five

13'1" x 11'9" (4 x 3.6)

With lovely views over the rear garden, this large double at the rear of the home is carpeted and has a ceiling light fitting, secondary glazing and a wall-mounted electric heater.

### Large Single Garage

16'0" x 11'1" (4.9 x 3.4)

Located at the end of the driveway, with space in front for one vehicle to park, this large single garage has timber doors, lighting and a power supply which is separate from the main house supply. We were fascinated by the famous local water feature called the Bearpit - a deep well-like structure through which water has flowed for centuries to the Arkwright mills.

### Outbuilding

8'0" x 7'2" and 7'2" x 2'7" (2.45 x 2.2 and 2.2 x 0.8)

The larger room has power and lighting and the smaller room has a window. These useful store rooms are an ideal space to house garden tools and equipment.

### Rear Garden

Immediately outside the kitchen, accessed through the stable door, is a courtyard garden surrounded by a timber fence and low-level hedges. It's a perfect spot to gather with family and friends for a spot of breakfast, through to lunch and evening drinks and dining.

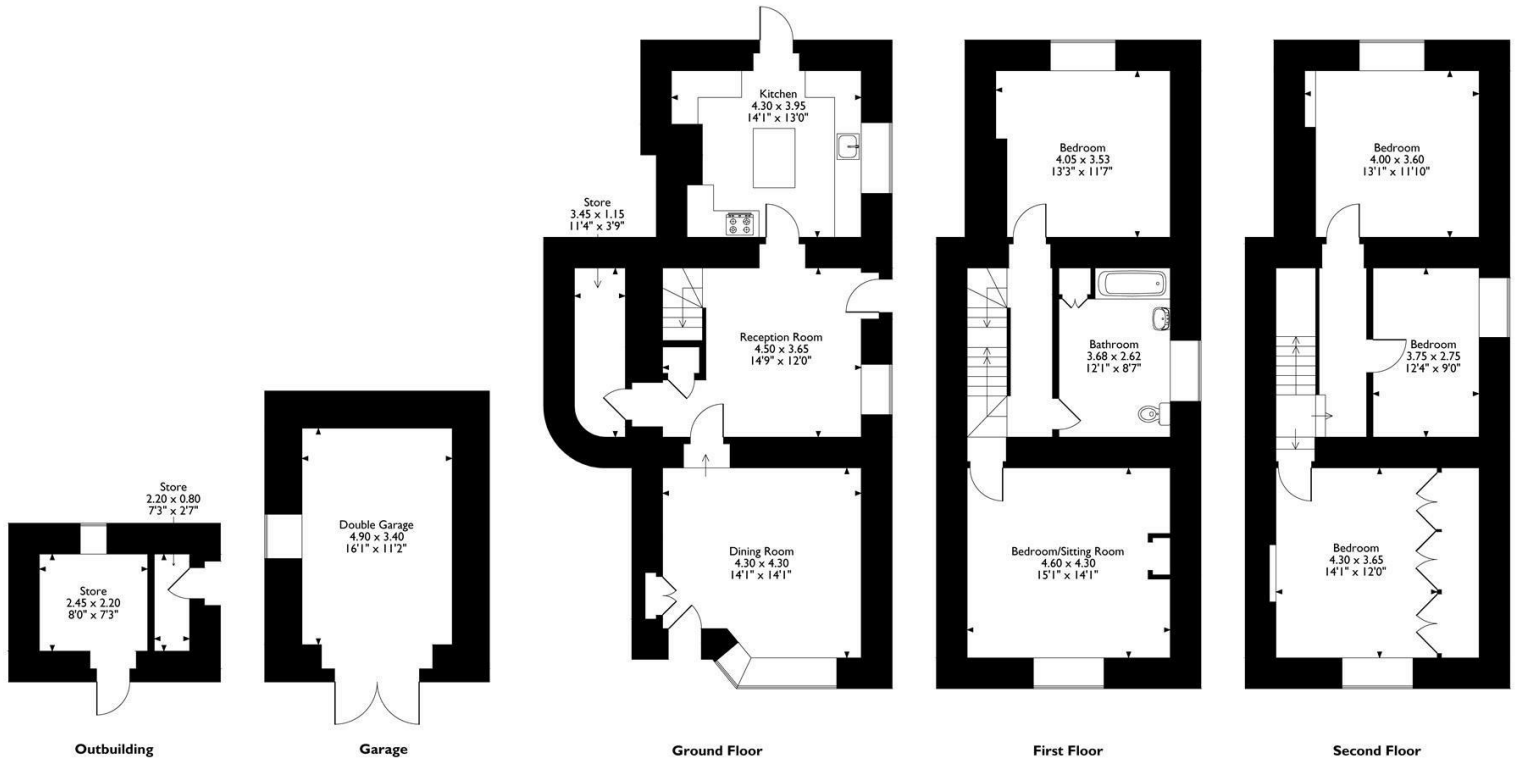
Beyond the outbuilding is a splendid managed garden, spread across seven tiers, which slope gently upwards. It's a real treasure trove of abundant fruit trees, vegetable patches and plants, which have been lovingly and organically tended for over three decades. The initial seating area has a magnolia tree to the right. Further along are apple trees with cooking apples and russets (the owner kindly let us munch one as we wandered up the garden...delicious!). There is a dry stone wall and hedge forming the right-hand boundary, with a hedge on the left and large sycamore tree at the top. From this vantage point, you have wonderful views over Cromford rooftops in all directions - it's a magical and serene spot from which to survey this historic village - the birthplace of the Industrial Revolution.

### Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us



43 Market Place  
Approximate Gross Internal Area  
208 Sq M / 2239 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315