



Scarthin, Cromford Matlock, DE4 3QF

With gated courtyard parking for two vehicles, an elevated garden, huge workshop and the opportunity to upgrade and add value, this charming stone-built cottage is located in the heart of this popular village.

Double timber gates lead into the spacious courtyard, with plenty of space for parking and outdoor seating and dining. The main home has a kitchen, lounge-diner and shower room on the ground floor, with two bedrooms up on the first floor. There are doors from the courtyard into a brick store/utility room and the substantial workshop, which has the potential for a variety of uses.

Cromford itself is a UNESCO World Heritage Site in recognition of the village's role in the industrial revolution. The village 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.

- Charming stone cottage in the heart of Cromford
- Substantial workshop - suitable for a variety of uses
- Council Tax band B
- Close to countryside walks and Matlock Bath
- Gated driveway parking for two vehicles
- Brick store-utility room
- Located in UNESCO World Heritage Site village
- Elevated garden with rooftop views
- Opportunity to upgrade and add value
- Walking distance to shops, mills, eateries and pubs

£200,000

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Front of the home

Wide double wooden gates open into the large courtyard garden, with space for two vehicles to park - or, alternatively, this is a great spot for outdoor dining. To the right of the gates, a path leads up to the elevated garden.

Entering the courtyard, the main house is on the left, there is a brick store/utility room in front and the large workshop on the right. The cottage has two wall-mounted lights and we'll enter the home through the part-glazed wooden door into the kitchen.

Kitchen

16'0" x 8'0" (4.9 x 2.45)

The spacious kitchen has a long worktop with breakfast bar in front and additional worktop to the right, with cabinets below. The breakfast bar has space for 2-3 stools. Set within is a stainless steel sink and drainer with chrome mixer tap. There are a large number of cabinets and drawers below, with space for a refrigerator. At the end of the room are shelves and a wall-mounted electric heater. To the right is a large under-stairs cupboard, with shelving and an additional smaller cupboard. Doors lead into the lounge-diner, shower room and stairs.

Lounge-Diner

16'2" x 11'11" (4.95 x 3.65)

This spacious room has tile-effect laminate flooring, distinctive oak panelling and windows to the south and west. Additionally, a separate door opens out to the courtyard. The room has lots of storage cupboards (which could be removed to open up the room further) and a ceiling light fitting.

Shower Room

8'8" x 6'6" (2.65 x 2)

The walk-in shower has modern ceramic tiles, a reinforced glass screen and mains-fed shower. The room also includes a ceramic WC and sink, laminate floor, ceiling light fitting, radiator and a cupboard with shelving and the water tank.

Stairs to first floor landing

Carpeted stairs with a banister on the left and handrail on the right lead up to the landing. At this level there is a ceiling light fitting, loft hatch, window and a full-height cupboard with hanging rail - which makes for a perfect wardrobe for Bedroom Two.

Bedroom One

16'2" x 11'11" (4.95 x 3.65)

The very large double bedroom has a window looking out to the millpond and public house opposite. The carpeted room has a radiator and ceiling light fitting.

Bedroom Two

8'0" x 7'8" (2.45 x 2.35)

With exposed floorboards, radiator and ceiling light fitting, the room has a window looking out over the courtyard.

Workshop

19'8" x 5'8" and 19'8" x 5'4" (6 x 1.75 and 6 x 1.65)

This substantial structure contains two large rectangular rooms. Currently used as a workshop, subject to relevant permissions this large space has the potential to be utilised for a variety of uses. The workshop has lighting and power, as well as external power points.

Store/Utility

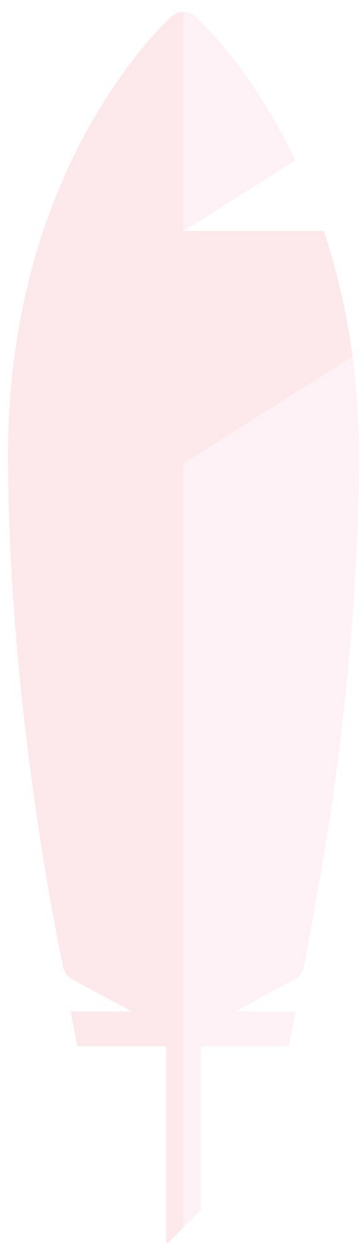
7'0" x 3'5" (2.15 x 1.05)

With power points and space and plumbing for a washing machine and tumble dryer.

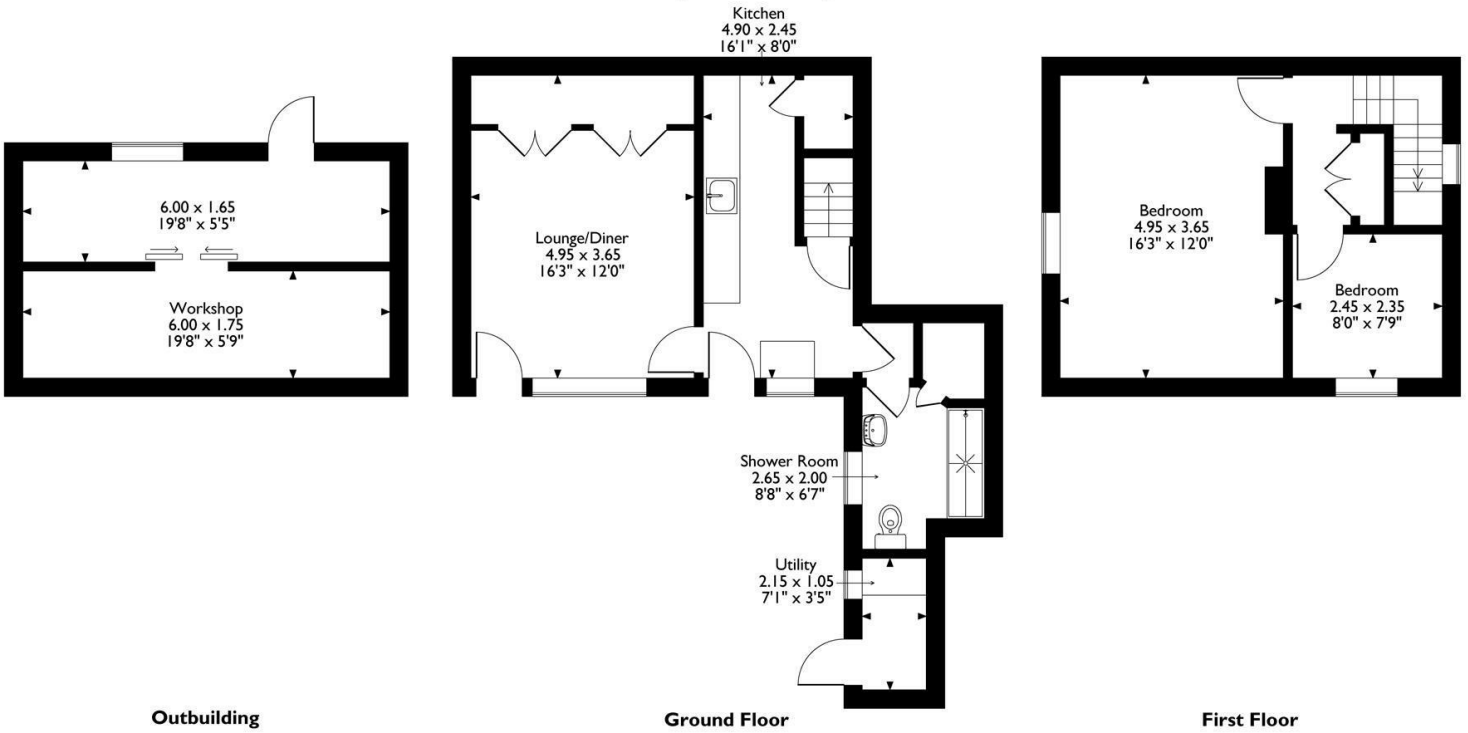
Garden

It's great to have a garden of this size in the heart of this village. Accessed through a gate up the path to the right of the home, the lawned garden overlooks the home, courtyard and workshop. It is a blank canvas and so can remain as an easy-maintenance lawn or a keen gardener can add flower beds and vegetable patches, planters and a dining patio.





Coton Cottage
Approximate Gross Internal Area
93 Sq M / 1001 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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