



36 Water Lane, Cromford - DE4 3QH
£230,000



36 WATER LANE

Cromford, Matlock

Grants of Derbyshire are delighted to offer for sale this **Grade II listed**, charming two-bedroom cottage arranged over three floors and situated in a popular, convenient location just a short walk from the centre of Cromford. The accommodation comprises a cosy living room and kitchen on the ground floor, bedroom two and the bathroom on the first floor, and bedroom one on the second floor. Outside, the property benefits from elevated, low-maintenance tiered patios, providing ample space for a table and chairs, an ideal spot to relax and enjoy the **stunning views** of the surrounding countryside. Viewing highly recommended. Virtual tour available. No upward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Bedrooms
- Beautifully Presented Throughout
- Wealth of Original Features
- Grade II Listed Terraced Cottage
- Spacious Living Room
- Village Location
- Energy Rating Band D
- Delightful Terraced Gardens To Rear





Ground Floor

To the front of the property, the entrance door with glazed panel opens directly into the

Living Room

A beautiful reception room full of character, featuring ceramic floor tiles and original ceiling beams. The standout feature is the substantial stone fireplace with raised hearth, housing a gas fire and creating a warm focal point. To the right of the fireplace is built-in seating, offering an ideal spot for a dining table, with additional space for chairs beneath the front-aspect windows. These are charming casement windows set within exposed stone mullions, complete with fitted shutters and secondary glazing. To the rear, a part-glazed stable-style door provides access to the exterior of the property.

Kitchen

With a continuation of the tiled flooring, the kitchen is fitted with a range of base units and roll-top work surfaces, complemented by smart tiled splashbacks. The inset stainless-steel sink with swan-neck mixer tap is positioned beneath the uPVC double-glazed window to the side aspect. Integrated appliances include an electric oven with four-ring gas hob and extractor hood above. There is ample space for a freestanding fridge-freezer, along with plumbing for a washing machine. In one corner sits the wall-mounted Ideal combination boiler, providing hot water and powering the gas central heating system.



First Floor

The beautiful wooden staircase leading up from the ground floor reaches the

Landing

With exposed wooden floorboards and a uPVC double glazed window to the rear aspect with a deep stone sill. Ledge and brace doors provide access to the shower room and bedroom on this floor and an additional door opens to the staircase leading up to the upper floor.

Bathroom

With a rear aspect uPVC double glazed window with obscured glass and original floorboards, this shower room is fitted with a three piece suite comprising tiled shower cubicle with mixer shower, pedestal wash hand basin and a high level WC.

Bedroom Two

Located on the first floor, this spacious double bedroom features characterful oak ceiling beams and a beautiful stone fireplace, adding real charm to the room. A front-aspect window allows plenty of natural light to flow in, while built-in cupboards provide excellent storage.

Second Floor

The wooden staircase rising from the first floor leads directly into

Bedroom One

Another stripped pine door with iron latch leads into this double bedroom. Featuring a high ceiling and carpeted flooring, the room feels bright and airy, with a tall window offering charming views. A hatch above provides access to the well-insulated loft.

Outside

Immediately to the rear of the property is a small courtyard area. From here, stone steps rise from ground level through the terraced gardens to a delightful patio and seating area, offering stunning, far-reaching views over the rooftops towards Black Rocks.

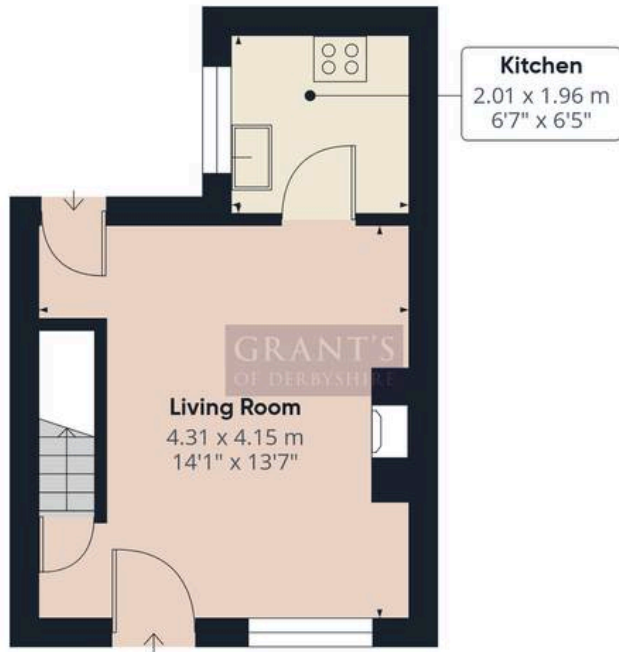
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1613.39 per annum.

Directional Notes

The approach from our office in Wirksworth is to continue left along Harrison Drive and up Steeple Grange in the direction of Cromford. As you descend the hill towards Cromford Market Place take the left turn just before the traffic lights onto Water Lane. Proceed along Water Lane for approximately 300m and park on the left hand side after the village pond and water mill. Number 36 is on the right hand side of the road.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

53.5 m²

576 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.

GIRAFFE360



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