



9 Bedehouse Lane, Cromford - DE4 3QZ
Offers Around £345,000



9 BEDEHOUSE LANE

Cromford, Matlock

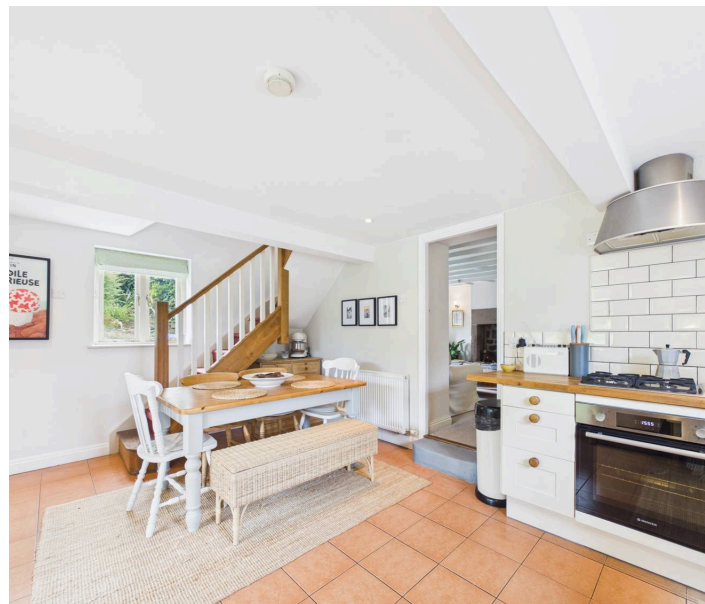
Occupying a peaceful tucked-away position just a short walk from the centre of the historic village of Cromford, this charming 18th century semi-detached cottage is full of character and beautifully presented throughout. The property enjoys attractive views across the village rooftops towards the surrounding countryside and offers well-proportioned accommodation comprising a dining kitchen, sitting room with a wood burning stove, garden room and cloakroom, together with two generous double bedrooms, both benefitting from ensuite facilities. Outside, there is a substantial lawned garden, front and rear courtyards, a summer house and a driveway providing off-road parking for up to three vehicles. A delightful home in an enviable location. Viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Garden Room

13' 0" x 5' 4" (3.95m x 1.62m)

The main entrance to the home is through a timber entrance door which opens into this garden room, a delightful addition to the home. It provides a peaceful space in which to relax while enjoying the outlook over the garden. Filled with natural light from five double glazed windows with oak sills, the room also features an exposed stone wall and a ceramic tiled floor. Glazed French doors open through to the dining kitchen

Dining Kitchen

16' 9" x 12' 1" (5.11m x 3.68m)

A well-appointed dining kitchen featuring a continuation of the ceramic tiled flooring from the garden room. The kitchen is fitted with a range of base units topped with solid timber work surfaces and complemented by stylish tiled splashbacks. A traditional double bowl butler sink with swan neck mixer tap is perfectly positioned beneath a rear-facing window, enjoying views towards the surrounding hillsides. Integrated appliances include an electric oven, four-ring gas hob with stainless steel extractor canopy over, dishwasher and washing machine, whilst there is also space for a freestanding fridge freezer. The room is lit by inset spotlights and there is an additional window to the front aspect. A staircase rises to the first floor, whilst a stone step and a ledge and brace door provide access to the sitting room.



Sitting Room

18' 4" x 9' 1" (5.59m x 2.77m)

A well-proportioned and charming reception room with an inviting and cosy atmosphere. The room is centred around an impressive gritstone fireplace incorporating a wood burning stove set upon a raised stone hearth, creating a pleasant focal point. Exposed painted ceiling timbers add to the character and dual aspect windows with deep stone sills allow natural light into the room. A part-glazed stable-style entrance door provides access to the front of the property, and the room is lit by both wall lights and a central ceiling light. A traditional ledge and brace door opens to the ground floor cloakroom.

Guest Cloakroom

5' 8" x 3' 1" (1.73m x 0.95m)

With patterned vinyl flooring and tongue and groove panelling to one wall, this useful ground floor cloakroom is fitted with a low flush WC and a wall-hung wash hand basin. The room also houses the wall-mounted Worcester combination boiler which serves the gas central heating system.

First Floor Landing

The staircase leading up from the dining kitchen reaches this first floor landing from where timber ledge and brace doors open to the two bedrooms.

Bedroom One

12' 1" x 11' 8" (3.69m x 3.56m)

A most comfortable double bedroom enjoying delightful views over the surrounding countryside from the rear-facing window. A conservation-style rooflight provides additional natural light, while the room is open to the apex of the ceiling, enhancing the sense of space and charm. Further character is provided by an original exposed stone fireplace and attractive wall alcoves. There is access to the loft space and a timber door leads through to the ensuite bathroom.

Ensuite Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

Having patterned vinyl flooring and an obscured glazed window to the front elevation, this ensuite is fitted with a white three-piece suite comprising a low flush WC, pedestal wash hand basin with tiled splashback, and a panelled bath with mixer tap and hand-held shower attachment. A Mira electric shower is positioned over the bath, while a ladder-style heated towel radiator completes this well-appointed bathroom.

Bedroom Two

16' 10" x 12' 0" (5.13m x 3.65m)

This second double bedroom is also open to the apex of the ceiling and has a conservation-style skylight. The side aspect window enjoys particularly pleasant views over the gardens towards the surrounding countryside. The room has a floating wall partition with a walk through opening to one side leading to the ensuite shower room.



Ensuite Shower Room

8' 10" x 6' 4" (2.68m x 1.92m)

This well-presented ensuite shower room is fitted with a low flush WC, a pedestal wash hand basin with tiled splashback and a built-in shower enclosure incorporating a thermostatic shower. A rooflight fills the space with natural light, complemented by recessed ceiling spotlights and the room is finished with vinyl flooring and a chrome ladder-style heated towel radiator.

Directional Notes

From our office on St John Street in Wirksworth, continue along Harrison Drive in the direction of Cromford and Matlock. As you descend the hill towards Cromford Market Place, pass the turning for Tor View Rise on the right hand side and take the next turning which is Bedehouse Lane. (This is between numbers 91 and 93 The Hill) Follow the lane for approximately 40 metres to a point where the lane forks and No. 9 can be found on the left hand side. The driveway is located after a short distance on the left hand side, opposite the wooden garages.





Garden

Occupying a generous plot, the cottage is surrounded by well-maintained gardens extending to the front, side and rear, enjoying delightful views across the rooftops of Cromford towards the surrounding hillsides. Predominantly laid to lawn, the gardens are interspersed with mature trees and well-stocked planted borders, creating an attractive and peaceful outdoor setting. The grounds are enclosed by a combination of traditional stone walling, timber fencing and mature hedging, offering a good degree of privacy. Immediately to the front of the cottage is a stone-flagged courtyard, complete with a useful vaulted stone outbuilding, while gated pedestrian access across the neighbouring property provides a convenient route to walk into the centre of the village. Stone flags continue around the side of the property to a delightful rear patio, perfectly positioned for outdoor dining. A detached timber summer house (measuring 3.02m x 1.73m) is included in the sale and provides a wonderful spot from which to enjoy the tranquility, privacy and outlook. Also included is a timber garden shed with power, ideal for storing gardening equipment and outdoor furniture. To the rear of the property is a gravelled area leading to a log store.

Driveway

The property benefits from a gravelled driveway located at the top of the garden and which provides off-road parking for up to three vehicles. Stone steps lead to a gate which opens to the main garden from where a pathway leads down to the cottage.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

83.3 m²

897 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

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